

The privately rented sector in 1978

The report of a follow-up survey carried out
among a sample of private renters who had
been interviewed in the National Dwelling
and Housing Survey

J E Todd
M R Bone
I Noble

with contributions by the
Department of the Environment

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Notes on the tables

In many tables there are two entries for each cell:

- a grossed-up estimate given in thousands
- the proportion constituted by the grossed-up estimate in the row or column total.

Grossed-up estimates have been rounded to the nearest thousand and percentages to the nearest whole number. Grossed-up estimates of less than 500 and percentages of less than 0.5% are shown as 0.

Cells with no cases are indicated by -.

Percentages and other statistics have not been calculated for rows and columns (and, in Chapter 1, for certain individual cells) for which the base numbers were too small to permit reliable estimates to be made. These have been left blank.

The varying position of percentage signs and bases in the tables denote the presentation of different types of information. Where the percentage sign is at the head of a column and the base is at its foot the whole distribution is presented and the base represents 100%. A percentage sign and base at the side of an individual figure signifies that this proportion of people had the attribute being discussed and that the complementary proportion (not shown in the table) did not.

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1 The privately rented sector: an overview by the Department of the Environment

This report presents the first results of an extensive survey of the privately rented sector in England conducted in 1978 and 1979. A specialised national study of the sector was carried out then using a sample identified by the National Dwelling and Housing Survey¹. This introductory chapter discusses wider issues than the survey findings alone so as to help put the survey results into perspective.

For other tenure sectors (owner occupation, tenants of local authorities and housing associations) considerable information about the accommodation and residents, and changes in them is available from regularly collected information on new building, mortgage transactions, data on lettings by local authorities etc. However, little of such information is available for private renting, and to a large extent estimates of the size and composition of the privately rented sector are possible only by means of a special statistical survey (or Census containing the requisite detail). Changes and trends in the sector can generally be assessed only by making such comparisons as are possible with other surveys conducted at different times, while assessing the extent to which the privately rented sector performs a function different from other sectors requires comparisons within surveys. The interpretation of surveys and censuses to give the components and trends in private renting is complicated by a variety of practical difficulties which need to be kept in mind; practical points which are marginal to measurements of the whole housing situation can be of greater relative significance to measuring private renting in isolation.

1.1 Estimating the size and composition of the privately rented sector

What is the privately rented sector?

Ignoring until later paragraphs differences which are dependant on the unit analysed (for example, the accommodation or the households), the privately rented sector is usually defined by exception as all households which are neither owner occupiers nor tenants of local authorities and New Towns. On this basis the privately rented sector includes some households who do not actually pay rent; but in this report we use the phrase 'private renters' to include the whole sector to avoid constant qualifications. Certain long leaseholders are regarded as owner occupiers and therefore not private renters. Similarly people living in accommodation associated with businesses which they own are excluded as owner occupiers, but this is not an easy exclusion to achieve perfectly in the practical exigencies of surveys.

Households whose accommodation is associated with their employment are in the privately rented sector. For

these a particular definitional decision, on priorities, has to be made in connection with a minority of local authority and New Town tenants whose accommodation is linked with employment by those authorities: for housing surveys this minority is regarded as in the privately rented sector although not all other sources collect the extra detail to achieve this specialised allocation. Tenants of housing associations became an important special category during the 1970s when their numbers grew. They can now be regarded as distinct enough from other renters as to form a separate tenure of their own excluded from the privately rented sector, and are so in this report, as they were in National Dwelling and Housing Survey¹. In earlier statistics the predecessors of present housing associations, eg certain housing trusts and charities etc, were included in the privately rented sector and are often still so included in some present surveys with small samples where the number of housing association tenancies in the sample may not be adequate to analyse separately.

The privately rented sector is thus a residual sector and because of this it is extremely heterogeneous. As will be seen later the sector is a residual sector in some historical senses too. There is marked heterogeneity in the landlords, the accommodation, the households, the demand for and access to tenancies. Some accommodation associated with employment includes public bodies (for example, Services married quarters, school caretakers), and accommodation with rented businesses such as tenanted farms and shops.

'Private landlords' range from bodies like the Crown Estate Commissioners and Church Commissioners, through large commercial concerns, to individuals owning a few houses or one house each (including owners letting temporarily while they are away) and, importantly, occupiers who decide to share their accommodation with other households. This present survey is a study of tenants rather than landlords but distinctions between types of landlords are made where possible. Generally of course the heterogeneity requires a cautious approach to using and interpreting averages because of problems about the meanings of these when considerable variation exists.

What are households?

Some points arising from the definition of households and its practical application are more important in affecting measurements of the privately rented than other sectors. A person, or group of persons, is defined as a (statistical) household before tenure is allocated ie in present practice tenures are not allocated or counted

below the level of the household unit. The majority of accommodation is of course occupied by families and such addresses are obviously occupied by one household almost irrespective of how one defines this. On the fringe, there are some cases where those present at an address include some non-related people; these situations are more complex and of special significance when measuring the privately rented sector, so we look at the household definition in more detail.

Briefly, for survey purposes people living regularly at one address are divided into one or more household units depending on whether they share catering (sharing means eating together one or more meals a day or at least, in extreme cases, having some communal arrangement to purchase and share food). Each person, or group of persons, forming a catering unit in this sense is identified as a household; and surveys usually collect information on such households as a unit. As a simple example the people at an address may comprise a family plus some other non-related person living there regularly. A decision has to be made on the facts whether under the statistical conventions the non-related person is a member of the same household as the family (possibly a boarder of some sort, for example) or whether the non-related person is a separate household, and (assuming the family are the primary occupiers) therefore a privately renting household since he/she is neither an owner occupier nor a local authority tenant. Obviously far more complicated examples arise where several non-related persons live at the same address; and privately rented sector measurements are sensitive to the definitional decisions made. Typically, household surveys include in the household people living regularly at an address; households consisting exclusively of temporary visitor(s) are therefore excluded from surveys. The 'households' included in surveys are usually those regarded as private households, that is, people living in hotels, hostels, large boarding houses, institutions etc are excluded. The practices to implement these principles in surveys, (to decide how to group people into households, and which situations are non-private or institutional) are various but include a considerable reliance on interviewers to establish the requisite facts as a first priority when contact has been achieved with the people at an address.

The concept of households outlined above has been in use, possibly with differing levels of achievement, since 1945. Any information prior to that date may have been collected on different definitions. The principles described have applied also to recent censuses of population (prior to the 1981 Census) although there can be some practical differences between censuses and surveys. For instance, whereas a survey interviewer may go back often over several weeks to one address to make contact and decide on the allocation to households of persons resident there, the census enumerator may have no choice but to deliver forms 'through the letter box', so fringe differences are possible both in the application of the definition and in the particular households contained in tabulations of enumerated households as

present on census night as compared with the ungrossed data for respondents in a sample survey. Quite minor variations in the practical application of the 'household' rules can affect the apparent trend over time in some parts of private renting.

The household unit as described is one of the basic units in which the size of the privately rented sector is measured, and the characteristics of the inhabitants described. Moreover, information on the characteristics of accommodation is often most easily available in terms of a description of the actual accommodation available to each such household unit. As the explanation of the definition makes clear the household definition does not imply any form of self-contained accommodation and it is to be expected that some household accommodation will be parts of, rather than whole, houses or flats.

This unit of accommodation as occupied by each household is not necessarily identical with the specialised statistical dwelling unit as described in the next paragraph; nor is it necessarily identical with the terms 'dwelling house' and 'separate dwelling' as used in the Rent Act 1977.

The nature of dwellings and sharing

It is useful for some purposes to have a unit of accommodation which does not depend on the social habits of the occupants; the total housing stock does not change when a building previously occupied by several privately renting households is sold to become the home of one owner-occupying family. Under a very simplified concept of housing, it is whole houses and flats which are built, used as the housing stock for very many years and eventually taken out of housing use for many reasons including slum clearance, other destruction, changes to non-housing use and so on. For such purposes a statistical unit of 'dwellings' was devised as a measure of buildings (or parts of buildings) providing structurally separate living quarters. For these physical units one may also want analyses by such characteristics as 'tenure'. Measurements using this important unit have been attempted variously in England in the Censuses of Population from 1921 to 1971 and in certain housing surveys ranging from the 1960 Housing Survey to the 1977 National Dwelling and Housing Survey. Owing to the nature of housing in England, the definitions in practice has to cater for a multiplicity of circumstances where separate, or largely separate, accommodation exists within one building. A practical point of some importance is that the dwelling units have often to be derived from documents (census schedules or survey interviews schedules) whose main structure is the household rather than the building. Methods are described in other literature²⁻⁴.

Considerable difficulties have always been experienced in achieving this; for example, what is the appropriate allocation of those bed-sitting rooms where the living space is restricted to one living room? On this and other points about self-containedness no stable practice in

implementing estimates of 'dwelling' units has yet emerged. Other particular points are that in deciding the tenure of such a dwelling occupied by several households some priority rule has to be used; for example, a dwelling obviously is owner occupied where occupied by one such household and one or more private renting households. Also, approximate methods have to be used if it is desired to allocate estimated numbers of vacant dwellings to tenures. This paragraph should be sufficient to alert readers about why estimates of numbers of privately rented 'dwellings' must differ from estimates of numbers of privately renting households and why changes in numbers of 'dwellings' and of households need not be identical.

Estimates of the size of the privately rented sector in 1971 and 1977 in terms of these specialised statistical dwelling units are given in the report of the National Dwelling and Housing Survey¹ (Table 2.5) and are commented on later in this chapter. It was therefore not necessary to attempt these very specialised measurements in the survey conducted by the Office of Population Censuses and Surveys in 1978 and 1979. A constraint we feel obliged to accept is not to use the word dwelling in this report except in its specialised sense. Most of the available information is about the accommodation available to households (that is, not necessarily whole dwellings) and we use the phrase 'accommodation units' to refer to these. Some descriptions can also be given for the primary sample units of hereditaments, viz rateable units, as decided for rating lists. Obviously there are major distinctions between the letting of whole houses, flats etc and the letting off of parts of these and, minor exceptions apart, the letting of parts is likely to be primarily a characteristic of private renting rather than the other sectors (except of course that where owner occupiers or local authority tenants sub-let part this can create a minor element of sharing in those sectors).

Sharing is such an important feature of private renting that considerable space is allocated to it in this report. Various useful alternative ways of defining and analysing sharing are possible and several are defined elsewhere where used. Whether accommodation is furnished or not is a relevant market characteristic (even though it has largely lost its previous legal significance) likely to be positively related to whether the letting is a whole house or part and to be especially sensitive to how the household unit is applied.

The importance of the privately rented sector at the margins of the housing system

The margins of the housing system, both in terms of people and accommodation, are thus to be found primarily in the privately rented sector. As described there is greater uncertainty about its size and composition than in the information about the other sectors. Uncertainties about the size of the 'crude surplus' of dwellings over households (other than those about the number of vacant dwellings excluding those derelict or otherwise due for demolition) are about how many

people are in separate households renting accommodation rather than part of someone else's household to whose catering they make a financial contribution, and about how many such privately renting households have accommodation which is sufficiently self-contained to count as a separate dwelling rather than rooms in a multi-occupied dwelling. This is not just a point about the practical difficulties and uncertainties of the figures and the sizes of changes through time; it also means that the effects of changes in the balance between the demand for and supply of accommodation have been concentrated in the privately rented sector far more than in the other tenures, and therefore studies of private renting give important insights where comparable figures are available.

Legislation

The rights and entitlements of tenants renting from private landlords have been governed by legislation to a much greater extent than is true of owner occupiers and local authority tenants. The later chapters divide the sector into 'sub-sectors' conforming to different categories as specified by the legislation as it stood in 1978.

The history of the legislation is a necessary background to understanding both the present components of the sector and previous trends, as lettings now extant may have started a long time in the past. A very brief history of the relevant legislation is set out at Section A of the Technical Appendix.

Legal position in 1978 and attempts to measure the sector on this basis

A more detailed description of the legal categories of letting in 1978 is given in section B of the Technical Appendix which also explains how the privately renting households in the survey were sub-divided into these categories. Two general points need to be made about the legal sub-sectors. First, and most importantly, whether a particular letting falls into one sub-sector rather than another is a matter of law which only the courts can determine. The allocations to sub-sectors made by the 1978 survey was based on interviews with a responsible member of the household, but without corroboration from the landlord or examination of documents such as tenancy agreements. This is all a sample survey of this kind can hope to do, and in most cases it will result in the correct allocation of sub-sector. However, there will inevitably be some cases—for example, where it is not clear whether a letting is a tenancy or a licence—where mis-allocations may have occurred, and divisions into sub-sectors should not be regarded as precise. Second, the sub-sectors are measured in terms of households, while the key legislative unit is the letting. The two will not always be co-terminous, especially where there is sharing, but they will generally approximate more closely than would dwellings and lettings.

Points which arise from using a variety of statistical sources to assess changes over time

As is obvious, in commentary on trends a great variety of sources have to be used, these sources frequently

Table 1.1 Estimated numbers of dwellings in England by tenure 1914-1977

	Owner occupied (Millions)	Local authority or New Town (Millions)	Housing Association* (Millions)	Privately rented* (Millions)	Total (Millions)	Privately rented as % of total
1914	0.8	0.1		6.7	7.5	90
1938†	3.5	1.0	0.1	6.2	10.8	57
1951‡	3.7	2.1	0.1	6.0	11.9	50
1961‡	6.1	3.4	0.1	4.3	13.9	31
1966‡	7.3	4.0	0.1	3.6	14.9	24
1971‡	8.5	4.6	0.1	3.0	16.2	19
1977‡	9.8	5.2	0.2	2.2	17.4	13

* For all years prior to 1977, the housing association figures are estimates deducted from the privately rented total.

† The 1938 figures are based on material collected for the Departmental Committee on Valuation for Rates (the Fitzgerald Committee).

‡ The 1951-1971 figures are estimates by Department of Environment based on Censuses of Population. Estimated numbers of vacant dwellings are allocated, partly by proportions, to each tenure.

§ The 1977 estimate is based on the National Dwelling and Housing Survey in that year and includes vacant dwellings as in footnote(†).

differ (if surveys) in how the samples were selected, possibly in the emphases in the field work and in the extent to which, if at all, results were reweighted for response variations. The size of the privately rented sector is now so small that sampling 'confidence intervals' are quite wide for the sector and especially its component parts even where very large 'all household' samples are used. Confidence intervals can be wider for early surveys which typically relied on much smaller samples, and this too causes wide 'confidence intervals for the difference' when trends are being judged by comparing such surveys with others. Generally it has to be accepted that estimates of trends between different points in time are more sensitive to measurement difficulties etc than are spot figures and that trends have to be quoted with qualifications. As will be seen later in this chapter this difficulty on trends is especially great in estimating the previous trends in the 1978 legal sub-sectors of renting (for which the 1978 survey collected a very great range of detail often not available from previous surveys). There is a technical point of some importance on how best to present results. Typically for sample surveys there is a preference to present results in terms of percentages (rather than total numbers in the population) since the former need less qualifications. However, such a presentation can be misleading for private renting because of the way this has declined in total numbers in an era when total households in all tenures have increased. In the section on trends we have endeavoured to show numbers - otherwise a sub-sector which had (say) remained constant in size could appear to be increasing if expressed as a proportion of all private renting, similarly it would be unclear to what extent declining proportions based on all households resulted from numerical increases in the latter. A final point to remember is that when comparisons are made over time some of the accommodation and many of the households are not the same eg some people who let rooms in their own homes may have since ceased to do so, whereas others may let some of their rooms for the first time.

1.2 Trends and comparisons

The following paragraphs look at past trends in private renting as compared with other tenure sectors and trends in various characteristics of privately rented accommodation and the households living in it.

Trends in the number of dwellings in all major tenures

Table 1.1 shows estimates of dwellings by tenure in England from 1914 to 1977. Before World War I renting from a private landlord was the usual tenure for houses of all kinds, except perhaps the very largest. Houses and flats built by local authorities were few (only about 20,000) and those built by private philanthropic organisations (the precursors of present day housing associations) for letting were not much more numerous, probably about 50,000. It is commonly held that prior to World War I 90% of dwellings were rented from private landlords. The length of time for which houses last and the infrequency with which many people move house mean that events and circumstances many years back exert a continuing, if slowly diminishing, influence on the present. The large number of dwellings privately rented in 1914 is the main explanation of why so high a proportion of dwellings privately rented now date from before World War I and why most of the dwellings demolished through slum clearance came from the privately rented sector.

Dwellings in the privately rented sector in England are estimated to have declined from 6.7 million in 1914 to 2.2 million in 1977, a decline of 67% with virtually all of the net decline appearing to have occurred since 1938 (or 1951 since this is not very different from 1938). The share of privately rented in total dwellings declined from 90% in 1914 to 57% in 1938 and 13% in 1977. The decline in the share is, of course, accentuated by the large increase in the total number of dwellings.

Change in numbers of privately rented dwellings - estimates of components of the change

Between World Wars I and II there was considerable private letting of newly built houses and flats, possibly some 800,000 by landlords other than employers (including both deliberately built to let and built for sale but let as the boom in demand for house purchase fell off), plus a further number built for letting by employers. The net decline of half million dwellings in total private renting between 1914 and 1938 therefore implies a much greater gross flow out of private renting between those years through sales into owner occupation and dwellings demolished through slum clearance plus probably some miscellaneous losses and transfers to non-residential use.

From 1938 to 1977 the components of the decline of 4 million privately rented dwellings, that is, from 6.2 million to 2.2 million, are thought approximately to be as follows:

Table 1.2 Components of decline in privately rented dwellings in England, 1938-1977

	Million dwellings	
New buildings—employers and others	+ 0.3	
Conversions	+ 0.3	
Demolitions—		
War losses	- 0.15	
Slum clearance	- 1.1	
Other miscellaneous	- 0.2	
	- 1.5	- 1.5
Sales to other sectors (residual)		- 3.1
Total		- 4.0

The main feature of this table is that sales out of the sector have to be regarded as the main element in the reduction; these were primarily to owner occupiers (that is, whether 'sitting tenants' or otherwise) but include some municipalisation and purchases by housing association. Demolitions are the second important reason—primarily for slum clearance (for which at least 80% of the dwellings demolished had previously been privately rented) but for other reasons too, for instance, war losses, and urban road building.

Trends in the condition of dwellings in the privately rented sector

The dwellings remaining in the privately rented sector have improved in quality. Most of the dwellings demolished through slum clearance will have been unfit (a small number of fit dwellings are included as 'added lands' to make the cleared site more suitable for development). The increase in the number of fit dwellings with all the basic amenities is larger than can be explained by the work of housing associations and new building by employers and hence indicates a numerical increase in the number of fit privately rented dwellings let other than by these special categories of landlords. Despite the numerical increase in fit dwellings with all basic amenities the number of occupied privately rented unfit dwellings in 1976 (Table 1.3) was 52% of all occupied unfit dwellings (that is, all tenures) in that year. Similarly, the privately rented dwellings which were fit but lacking one or more basic amenities in 1976 was 40% of all such occupied dwellings (all tenures). Major proportions of the reduced numbers of unsatisfactory

dwellings (that is, by these criteria) were therefore concentrated in the privately rented sector.

Table 1.3 Condition of dwellings in the privately rented sector in England and Wales

Condition of dwelling	Thousand dwellings*		
	1967	1971	1976
Unfit	1,120	650	380
Fit but lacking one or more of the basic amenities†	930	620	390
Fit with all basic amenities†	1,320	1,550	1,670
Total	3,370	2,820	2,440
Poor repair (repair costs over £500 at 1971 prices)	1,300	850	800

* These estimates are derived from the House Condition Surveys. The figures include Housing Association dwellings, but since these numbered about 130,000 in 1967 and 200,000 in 1976, they are not the whole explanation of the increase in the number of rented dwellings with all the basic amenities.

† The basic amenities for this purpose are: Fixed bath in bathroom; wash hand-basin; sink; hot and cold water supply to bath, wash hand-basin and sink; inside wc.

Trends in the number of households in all major tenures

Available information is shown in Table 1.4. The purpose of this table is to show broad trends only so various factors precluding rigorous comparability (and likely to affect private renting estimates more than other tenures) are not pursued here. The decline in numbers of privately renting households is obvious—from 4.6 million in 1961 to 2.4 million in 1977, a decline of 48%. The decline in privately rented households as a proportion of all households is at a faster rate because of the increase in the total number of households: the privately rented proportion has declined from 33% of all households in 1961 to 14% in 1977.

Trends in the extent to which privately renting households share accommodation

An important attribute of private renting is the distinction between households who in some way share accommodation with other households (not necessarily private renters) and those living in more self-contained accommodation.

The 1966 Sample Census of Population counted in enumerated households in England 0.8 million privately renting households in shared dwellings, but it seems reasonable to increase this to 1 million since virtually all the undercount of privately rented furnished accommodation, referred to in the post enumeration report, was

Table 1.4 Number of households in England by tenure 1961-1977

	1961*		1966†		1971 ‡		1977 §	
	Million	(%)	Million	(%)	Million	%	Million	%
Rented from private landlords§	4.6	33	4.1	28	3.3	21	2.4	14
Rented from housing associations§	0.1	1	0.1	1	0.1	1	0.2	1
Rented from local authorities and New Towns	3.3	24	3.7	25	4.4	28	5.0	30
Owner occupied	5.8	42	6.8	46	7.8	50	9.2	54
Total	13.8	100	14.7	100	15.6	100	16.8	100

* Enumerated figures (but see § below) in 1961 Census of Population. The post enumeration report on the 1966 Census indicates that privately rented (and total) households were underestimated in 1961.

† Enumerated figures from the 1966 Sample Census of Population (but see § below) as adjusted by the Quality Check‡ and scaled to exclude Wales.

‡ Enumerated figures (but see § below) from 1971 Census of Population; no data is available on which to base adjustments.

§ From National Dwelling and Housing Survey, end 1977.

§ The Housing Association figures for years prior to 1977 are estimates deducted from the privately rented figures in those years.

probably in shared dwellings. An (approximately) comparable estimate from National Dwelling and Housing Survey for end 1977 is 0.4 million. Hence between 1966 and 1977 privately renting households living in shared dwellings fell by 60%, a much bigger drop than the fall in all private renting in this period (40%) or the fall in privately renting households living in unshared dwellings (35%).

Similar estimates based on either the 1961 or 1971 Censuses of Population are not possible since no estimate is available of the extent to which households in private furnished lettings (that is, likely to be in shared dwellings) were under-enumerated in these censuses.

Trends in the subsectors of private renting.

Comments on these have to be in terms of households rather than dwelling units since the former is closer to Rent Act concepts. It is not an easy subject to explore statistically both because of the major changes in legislation which have occurred and because of data uncertainties which, where they arise on comparisons of old surveys, it is not now profitable to pursue. Two alternative approaches are attempted here, first, an examination of what is thought to have happened subsequently to the number of lettings which were estimated to remain in the controlled sub-sector in 1957 (that is to say, prior to the important 1957 legislation) and, second, an attempt to look back at the previous history of some categories attracting particular interest in the late 1970s.

Controlled tenancies. The estimates for England which follow have been calculated by reducing available data for England and Wales by 5% to exclude Wales. The number of controlled tenancies in England was about 4 million in 1957 immediately before Rent Act 1957 took effect, causing 0.4 million to be decontrolled by the rateable value limits. The remaining 3.6 million were estimated to have shrunk to 2.8 million in mid 1960, 1.8 million at the end of 1964 and 1.2 million by 1970 but probably the precise size of the reduction between any of these points in time must be regarded as uncertain. At the beginning of 1974, after decontrol of the third batch of controlled tenancies under the Housing Finance Act 1972, the number of controlled tenancies was about 0.5 million or perhaps (in the light of findings of the Private Rented Sector Survey) somewhat fewer. Later chapters of this report show that the number had fallen below 0.2 million in 1978.

Throughout the period the number of controlled tenancies has been falling as a result of slum clearance and other demolitions, sales to tenants and of controlled tenants leaving. Between 1957 (after decontrol by the rateable value limits specified by the Rent Act 1957) and

1969 these were the only means by which controlled tenancies could come to an end. The Housing Act 1969 introduced transfer from control to regulation by qualification certificate, that is to say, a certificate by the local authority that the dwelling had all the basic amenities and was in good repair. Some 120,000 lettings were decontrolled in this way. The Housing Finance Act 1972 provided for the transfer to regulation of the remaining controlled tenancies, other than where the dwelling had been formally declared unfit, in six batches at half-yearly intervals beginning in January 1973. The first three batches, amounting to an estimated 470,000 tenancies, were decontrolled as scheduled; but following the change of Government transfer of the remaining batches was put in abeyance and then repealed. Reductions in the number of controlled tenancies due to demolition, sales to tenants and tenants moving away continued, of course.

To discuss trends in parts of the privately rented sector specific to the legislation as it stood in 1978, it is necessary to look in some detail at two special categories, viz accommodation with job etc and lettings by resident landlords and, usefully, at a third category which was a sub-sector prior to 1974, viz furnished accommodation.

Accommodation with job, tenanted farms etc. Information does not exist to split the figures of accommodation with job, etc, given in some past censuses of population and surveys into sub-totals exactly consistent with the estimates in the 1978 survey. Using information from the quality check on the 1966 Sample Census of Population³, scaled to exclude Wales, an estimate can be made for England for 1966 for accommodation occupied by virtue of employment or with business or agricultural lettings, at 800,000 households. It has always been unclear to what extent this figure included households who would not have to give up the accommodation when their employment terminated. From comparison with later and more detailed figures, it now seems reasonable to infer that the 800,000 contained many such employees. The 1978 survey estimated that in the private household population there were 580,000 households whose landlord was their employer or whose accommodation was part of tenanted farms, business premises etc. On this argument the comparison between 800,000 for 1966 and 580,000 for 1978 may understate the decline in such accommodation since it remains unclear how far the former figure excludes some households whose landlord was also their employer.

More consistently defined comparisons, given in Table 1.5, are possible using information derived from General Household Survey for households in England

Table 1.5 Households whose accommodation goes with the present job of someone in the household in England and Wales, 1972 to 1978

Households whose accommodation is 'with job'	1972	1973	1974	1975	1976	1977	1978
As % of all private renters	21.8	20.9	22.1	21.3	26.3	23.7	24.2
As % of all households	4.2	4.1	4.0	3.5	4.1	3.5	3.2

Derived from General Household Surveys. Figures are not available on a consistent basis for 1971.

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and Wales where the household accommodation 'goes with' the present job, of someone in the household.

These figures show that the proportion of such households within private renting increased slightly during the 1970s. However they also imply that households in England in the private household population whose accommodation is with job decline in total numbers from approximately 650,000 to 550,000 between the early and the later years of the 1970s; that is, the increase in proportion within private renting is the consequence of a slower rate of decline than that of the privately rented sector as a whole, not an increase in absolute numbers.

Resident landlord lettings. An estimate of 350,000 (200,000 in Greater London, 150,000 in the rest of England) resident landlord lettings in England in 1964 can be derived from the Housing Survey⁴ in England and Wales 1964. The accuracy of this figure relative to estimates for later years is uncertain and it might well be an underestimate. Estimates for England based on General Household Survey data for the years 1971-73 imply about 300,000 such households in the early 1970s. The number of households with resident landlords in England at end 1977 was estimated in National Dwelling and Housing Survey as 213,000. Obviously there has been a decline but its true size and trends over short periods are uncertain.

Furnished accommodation. Although this ceased to be a special legal sub-sector of tenure in 1974, trends in this type of accommodation continue to be a subject of interest. Some available longer term figures are:

Table 1.6 Households in privately rented furnished accommodation in England 1966 to 1977*

	1966†	1971†	1977‡
Number of households in privately rented furnished accommodation	750,000	740,000	590,000

* For comments on trends, these figures cannot be regarded as fully comparable—see text.

† Based on the amended figure, scaled to exclude Wales, in the Quality Check, including the Check's estimated reallocation of accommodation with job.

‡ Based on enumerated households, not adjusted for any mis-application of the household definition.

§ National Dwelling and Housing Survey

Although these figures show a small decline in privately rented furnished lettings between 1966 and 1971 there are technical reasons for believing this was not the case. [This argument is based on assuming that there was some understatement of them in the 1971 Census through more than one household being reported on one census form:] It is not possible to say precisely by how much the 1971 figure should be uplifted to make it comparable with that for 1966 but the uplift should be sufficient to show an increase—perhaps a significant one—in furnished lettings between the two years.

In comparing the 1971 and 1977 figures, the 1971 figure needs to be uplifted both for the reason in the preceding paragraph and also increased to allow for households absent on census night and therefore excluded from the

analyses of the enumerated population. In other words the reduction in privately rented furnished lettings between 1971 and 1977 is probably understated by the figures in Table 1.6.

Some figures for households in privately rented furnished accommodation available from General Household Survey for England and Wales for 1973 to 1978 show these households as an approximately stable 20-21% of all households renting from private landlords in those years. During this period however the treatment of partly furnished accommodation in the General Household Survey altered since in later years it was allocated to unfurnished rather than to furnished as in the earlier years. It would be possible to interpret the General Household Survey as showing that within the households it measures, furnished lettings declined numerically at the same proportionate rate as private renting overall, or possibly slightly slower. But it has always been recognised that the General Household Survey sample is deficient in more mobile households (in which tenants in furnished lettings are likely to be disproportionately high) and hence the General Household Survey does not necessarily give a wholly reliable measure of trends in total furnished lettings.

Furnished lettings differ from the rest of the privately rented sector in that they did not decline in the late 1960s and quite probably were increasing. During the 1970s though, they have declined.

Types of household in the private rented sector compared with other tenures.

It is useful to include in this chapter a very detailed table (Table 1.7) of the numbers of households in the privately rented sector in England at the end of 1977, sub-divided by the sex, age and marital status of the head of household.

Table 1.8 then shows the extent to which the privately rented sector remains important to households headed by people in particular age, sex, marital status groups by expressing the privately renting numbers as percentages of all household heads (that is, in all tenures) falling into the particular age/sex/marital status category.

Tables 1.7 and 1.8 highlight the importance of the privately rented sector to single people, especially single men and women under age 30; and to a lesser extent the importance of the sector in providing accommodation for younger married couples who in time move to owner occupation or local authority tenancies. The higher proportions of tenants of private landlords among married men, widows and widowers aged 60 and over compared with those aged 30-59 (the contrast would be greater still if tenants renting from employers were excluded—only 5% of married men aged 30-59 were renting from private landlords who were not their employers) are a reflection of past history; householders aged 60 or over in 1977 set up home when house purchase was far less common than it subsequently became. The reduced importance of the privately rented sector as

Table 1.7 Sex, marital status and age of heads of households in the privately rented sector in England at end 1977

Thousands

Sex/age	Married	Single	Widowed	Divorced or separated	Total
<i>Men</i>					
Under 25	111	132	0	3	246
25-29	169	58	0	8	235
30-44	329	55	1	18	403
45-59	298	38	10	20	366
60-69	211	21	22	8	262
70-79	122	12	30	3	167
80 or over	22	1	11	0	34
<i>Women</i>					
Under 25	1	81	0	5	87
25-29	1	36	0	10	47
30-44	4	27	4	30	65
45-59	1	25	30	8	64
60-69	0	30	97	9	136
70-79	1	35	127	8	171
80 or over	0	13	75	1	89
Men and women all ages	1,275	565	408	137	2,385

These figures are from the National Dwelling and Housing Survey

Table 1.8 Heads of household in privately rented accommodation (by sex, age and marital status) as proportions of all household heads (all tenures) of the same sex, age, marital status in England at the end of 1977

Age	Married men	Single men	Single women	Widows	Widowers	Divorced and separated women	All privately renting households
	%	%	%	%	%	%	%
Under 25	23	82	71	—	—	—	42
25-29	15	53	55	—	—	19	20
30-44	9	36	33	—	—	15	11
45-59	9	24	19	9	13	—	10
60-69	12	22	20	15	14	—	13
70-79	14	24	21	15	15	—	15
80 and over	15	—	17	19	—	—	17
All ages	11	43	31	15	14	16	14

These figures are from the National Dwelling and Housing Survey

Table 1.9 Trends in household type within private renting in England and Wales 1971-1978: Household types as a percentage of all private renters

Type of household	Year							
	1971	1972	1973	1974	1975	1976	1977	1978
One person aged under 60	10.7	10.4	12.0	11.8	13.9	14.9	16.8	17.3
Small adult household	17.4	16.1	17.2	17.3	15.3	14.1	16.1	16.2
Small family	18.2	18.1	17.0	17.5	15.1	17.3	17.8	14.5
Large family	7.7	6.5	5.5	6.8	7.0	5.5	4.4	6.2
Large adult household	13.7	12.5	12.8	10.6	11.0	10.9	10.5	11.1
Older small household	16.3	17.9	17.1	16.7	18.1	17.0	15.8	16.6
One person aged 60 or over	16.0	18.5	18.3	19.3	19.6	20.4	18.6	18.2
All privately renting households	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: Derived from General Household Survey

a source of accommodation for families is discussed in the following paragraphs.

Trends in household type in the privately rented sector

Table 1.9 shows figures from General Household Survey for England and Wales for the years 1971 to 1978 of the proportions within the total of privately renting households, as measured by General Household Survey, of each of the main categories of household type. It will be seen that the proportion of privately renting households which are one person aged under 60 has increased markedly from 10%–11% in 1971/72 to about 17% in 1977 and 1978 but that no very marked trend is obvious for other household types separately, although a general downward proportion for families can be discerned if these are grouped. Applied to estimates of total numbers of privately renting households in England in 1971 and 1977 the percentages in Table 1.9 imply a small increase in the total numbers of households that were one person aged under 60 but a decline in the numbers

of all other types of household. In Table 1.10 we show for each household type the extent to which accommodation was 'with job' or 'other unfurnished' or 'other furnished' for the years 1971 to 1978. The one-person households aged under 60 were the only type of privately renting household to rely predominantly on furnished accommodation: the highest proportions in the table are of older households in unfurnished accommodation not with job/business. Markedly high proportions of privately renting 'small' and 'large' families in the table were in accommodation with job or business and these proportions have tended to increase over the years shown.

An important point not revealed by these tables is the extent to which people now rely on the privately rented sector for their first home on marriage and how long they stay there before moving into another tenure. Some insights into this are given by the *Family Formation Sur-*

Table 1.10 Trends in type of sub-tenure for main types of privately renting households in England and Wales 1971-78

Table of percentages (Base = 100% for each combination of year and type of household)

Type of household	Type of sub-tenure	Year							
		1971	1972	1973	1974	1975	1976	1977	1978
One person aged under 60	1 With job/business	12	7	7	9	9	14	8	7
	2 Other unfurnished	42	40	40	41	35	37	30	37
	3 Other furnished	46	53	53	50	56	49	62	56
Small adult household	1 With job/business	25	22	21	23	19	26	26	23
	2 Other unfurnished	52	47	47	42	48	43	42	47
	3 Other furnished	23	31	32	35	33	31	32	30
Small family	1 With job/business	36	34	35	35	39	44	39	45
	2 Other unfurnished	52	51	49	53	45	47	48	43
	3 Other furnished	12	15	16	12	16	9	13	12
Large family	1 With job/business	50	49	40	44	46	66	59	40
	2 Other unfurnished	44	48	53	45	46	28	31	53
	3 Other furnished	6	3	7	11	8	6	10	7
Large adult household	1 With job/business	35	31	25	27	28	41	35	35
	2 Other unfurnished	58	61	65	57	62	49	53	52
	3 Other furnished	7	8	10	16	10	10	12	13
Older small household	1 With job/business	13	12	12	13	12	15	10	14
	2 Other unfurnished	85	86	86	85	86	83	88	84
	3 Other furnished	2	2	2	2	2	2	2	2
One person aged 60 or over	1 With job/business	3	2	3	2	2	3	2	4
	2 Other unfurnished	88	89	89	92	89	88	89	88
	3 Other furnished	9	9	8	6	9	9	9	8

Source: Derived from General Household Survey

vey⁷ by the Office of Population Censuses and Surveys but are quoted here with some caution since the sample and other aspects of the survey design were not comparable with the other surveys quoted herein. The Family Formation Survey showed that 31% of the couples married during the years 1971-75 were private renters for their first married home but only 21% were private renters two years after marriage. These figures exclude married couples living in larger households and not regarded as having a tenure in the terms of this report; these comprised 30% of married couples at marriage reduced to 10% two years after marriage. (For fuller details see 'Housing careers of recently married couples' by Alan Holmans.⁸)

Rents—sources of data for previous years and comparisons of privately rented sector and local authority rents

Analyses from the Family Expenditure Survey are published regularly by Department of Environment⁹ comparing rents (after deduction of rent rebates/allowances) paid by particular types of privately renting households in unfurnished accommodation and local authority tenants and these figures are not repeated here. The same source also gives such net rents as percentages of income.

The levels of fair rents as registered by Rent Officers, sub-divided into houses and flats, are published regularly by Department of the Environment in Housing and Construction Statistics. Detailed figures of rents for local authority accommodation by types are published regularly by the Chartered Institute of Public Finance and Accountancy.

Some comparisons of the variety of privately rented and local authority accommodation rent levels, less restric-

tive than the Family Expenditure Survey figures referred to above, are possible using the larger General Household Survey sample in those years in which the General Household Survey measures housing costs. The figures shown in Table 1.11 are of the rents before deduction of rent rebates/allowances. These comparisons indicate the great variation in rents paid by households and do not attempt comparisons for like types of accommodation.

In Table 1.11 the general summary statistic used (the median) is very appreciably higher for local authority rents than for private rents generally, except that within private renting the median for furnished lettings (not with job) is the highest in the whole table. Some 22% of accommodation with job and of other unfurnished lettings were both above the local authority median of £300 per annum whereas 65% of furnished lettings were above this figure even though furnished accommodation would frequently be of smaller size than the other categories. It will be seen too how much the spread of the figures differs—whereas local authority rents are almost exclusively in the central bands of the table (with few nil or low or very high rents) the privately rented sector in comparison has a significant content of nil rents (primarily accommodation with job), low rents (primarily other unfurnished) and higher rents (primarily other furnished). For such comparisons it is arguable whether medians should be calculated including or excluding tenancies at nil rents; estimates on both bases are shown to illustrate how this option can materially affect the comparisons.

Comparisons of the income of privately renting households with households in other tenures.

Extensive information on income by tenure derived from Family Expenditure Survey is published regularly

Table 1.11 Gross rents paid by tenants in privately rented or local authority accommodation in England and Wales in 1977

Annual rent (excluding rates) before deduction of allowance/rebate (£ per annum)	Privately rented				Local authority tenants
	Accommodation with job/business	Other unfurnished	Other furnished	Total private renting	
Nil	133	83	35	251	17
£1 but less than £60	8	107	4	119	10
£60 but less than £120	27	104	4	135	35
£120 but less than £240	41	239	40	320	529
£240 but less than £360	26	157	59	242	1,961
£360 but less than £480	31	63	63	157	518
£480 but less than £600	13	32	36	81	67
£600 but less than £800	4	28	38	70	17
£800 but less than £1,000	2	10	20	32	1
£1,000 or over	3	8	19	30	1
Total households	288	831	318	1,437	3,156
Households excluded as not known	33	50	9	92	99
Estimated medians					
All cases	£66	£182	£392	£200	£300
Excluding nil rents	£246	£202	£425	£249	£300

The source of these figures is General Household Survey. Figures are not adjusted for any difference in response. More mobile households (likely to be on above average rents) are underrepresented in GHS.

Table excludes 160 housing association tenants and 40 tenants whose tenure was not known.

To derive gross rents, estimated rates had to be deducted in some cases where inclusive rents were paid. Some rents are excluded from the analysis where estimated deductions for inclusive service charges were not possible.

Table 1.12 Length of residence of heads of household in each tenure in England at the end of 1977

Length of residence of head of household	Household tenure in England at the end of 1971						Thousands
	All tenures	Owner occupied	Renting				Total
			Local authority and New Town	Housing Association	Private renting		
					Furnished	Unfur- nished	
Less than 1 year	1,775	773	463	45	290	205	495
1 but less than 2	1,318	675	373	27	104	139	243
2 but less than 3	1,494	815	435	23	76	135	211
3 but less than 5	1,638	903	511	27	44	153	197
5 but less than 10	3,131	1,792	983	38	39	279	318
10 and over	7,367	4,150	2,220	63	27	907	934
Total	16,716	9,110	4,984	223	579	1,820	2,399

Household heads whose length of residence was not stated are excluded
Source: National Dwelling and Housing Survey

by Department of Environment in Housing and Construction Statistics.¹⁰ The detail published includes analyses by economic activity and age of head of household and by the number of earners in the household since these factors considerably influence inter-tenure comparisons. Because of space limitations a discussion of income comparisons between tenures, or trends in income for privately rented households, can not be included here. A history of the numbers of privately renting households on Supplementary Benefit (including for this purpose Housing Association tenants) is given in Housing and Construction Statistics 1970-80.¹¹

Access to accommodation to rent - the current market in lettings

An aspect of major importance about the privately rented sector is not just the total size of the sector relative to others but the extent to which at any point in time accommodation is available for 'new' lettings for households which want it. The available present method of studying the size of, and trends in, the market for new lettings relies mainly on analyses by the length of residence in present accommodation of the heads of household. In 1977 estimates of the length of residence of heads of household in all the main tenures were as shown in Table 1.12.

It will be seen from this table that the privately rented sector is a major provider of accommodation for the mobile - although privately renting households in total were 14.4% of all households, the 495,000 privately renting heads of household resident for less than 1 year were 28% of all heads of household with this length of residence. This number of privately renting heads of household was greater than the number of local authority etc tenants resident at their present address for less than 1 year.

In Table 1.13 an analysis derived from General Household Survey for England and Wales is given for privately renting households by length of residence of the head for the years 1971-1978.

It will be seen from Table 1.13 that, apart from a marginal increase in the final two years the proportion of new lettings (that is, households with a head resident less than 1 year) within all private renting as measured by GHS has hardly changed during the eight years shown. Applied to estimates of the total number of privately renting households in England in 1971 and 1977 these figures imply a decline in the numbers of such lettings. [However it has been accepted that the General Household Survey sample which is selected from the Electoral Register under-represents the more

Table 1.13 Length of residence of heads of household in privately rented accommodation in England and Wales 1971 to 1978

Length of residence of head of household	1971	1972	1973	1974	1975	1976	1977	1978
	%	%	%	%	%	%	%	%
Less than 1 year	15.0	14.4	15.8	14.9	15.0	15.1	16.9	17.4
1 but less than 2	7.9	8.3	8.4	7.8	8.5	8.9	10.1	9.3
2 but less than 3	7.4	7.5	7.1	7.6	6.8	7.0	7.4	7.3
3 but less than 4	5.0	6.4	5.8	6.5	5.7	6.4	5.7	4.3
4 but less than 5	4.6	4.6	4.4	5.4	4.2	3.9	5.0	4.9
5 but less than 11	16.5	16.2	15.2	17.6	17.1	17.4	17.2	16.0
11 years and over	43.6	42.6	43.4	40.1	42.8	41.2	37.7	40.7
All private renting	100	100	100	100	100	100	100	100

Source: General Household Survey

mobile households so the overall trend in total numbers of households resident for less than 1 year is uncertain to the extent of whatever trend there is in the numbers omitted from the General Household Survey.]

A feature of the figures in both Tables 1.12 and 1.13, that is especially noteworthy is the difference for private renters between numbers resident for less than one and between 1 and 2 years. It will be seen from Table 1.12 (which is measured from a rating list sample and therefore probably more accurate in this context than Table 1.13, which is measured from an electoral register sample) that the proportion of privately renting heads resident for less than 1 year (28%) was double the proportion resident for over one but less than 2 years. A similar, if slightly smaller, difference is shown, in Table 1.13, to have operated throughout the 1970s. Even when tables like this are done for populations which are static in size attrition in proportions is to be expected because of the 'losses' which are inevitable. The effects to which attention has just been drawn are however far greater than any gentle loss pattern—the figures imply that a special feature of private renting are lettings which last for less than 1 year, probably which

even are expected to last less than 1 year. This effect is noticeable even though the instructions to interviewers for surveys include various rules excluding non-permanent people and/or people resident for less than 6 months. We have not attempted to give estimates of trends in the numbers of 'new' lettings prior to 1971 since it is doubtful how far any available figures can accurately be compared with those for 1971 and later.

References

- 1 Department of the Environment. *National Dwelling and Housing Survey*. HMSO 1978.
- 2 *ibid.* page 207.
- 3 OPCS, *Census 1971. England and Wales. General Report Part 1 Definitions*. HMSO 1979, page 48.
- 4 Department of the Environment. *Housing and Construction Statistics 1970–1980*. HMSO 1981, page 186.
- 5 Percy Gray and Frances A Gee. *A quality check on the 1966 Ten Per Cent Sample Census of England and Wales*. HMSO 1972.
- 6 Myra Woolf. *The housing survey in England and Wales 1964*. COI 1967, Table 2.16.
- 7 Karen Dunnell. *Family formation 1976*. HMSO 1979.
- 8 Alan Holmans. *Housing careers of recently married couples. Population Trends 24*, Summer 1981. HMSO 1981.
- 9 For example see DOE. *Housing and Construction Statistics 1970–1980*. HMSO 1981, Table 147 *et seq.*
- 10 *ibid.* Table 143 *et seq.*
- 11 *ibid.* Table 131.

2 General characteristics of the privately rented sector and its sub-sectors in 1978

Chapter 1 outlined the defining characteristics of the main sub-sectors and types of letting within the privately rented sector which have been created by successive Acts of Parliament. One of the main purposes of this enquiry was to estimate the relative proportions of these sub-sectors and to examine any variations in the characteristics of the accommodation or the tenants in the different sub-sectors. The results are shown grossed up to national estimates and with percentage distributions for all the main findings, but where data are presented purely for comparative purposes only the percentage distributions are given together with the weighted* base on which the percentages have been calculated.

2.1 The size of the sub-sectors

Table 2.1 gives the overall estimates for the sub-sectors of the privately rented sector in England in 1978. A detailed description of the legal definitions of these sub-sectors and how they are derived is given in Chapter 1.

The controlled sector which comprised 176,000 lettings and made up 7% of the privately rented sector was the residue remaining from the unwinding in many different ways, from 1966 onwards, of this original statutory status. This residue was in fact subsequently converted to the regulated sub-sector by the Housing Act 1980. Although at the time of writing it no longer exists as a separate sub-sector it did at the time of the survey and for this reason, and the fact that the accommodation and the tenants have very specific characteristics, it has been shown separately in the results. The regulated sub-sector is estimated as containing 1,607,000 households in 1978 or 68% of the privately rented sector at that time. The survey estimated that 529,000 of these regulated lettings had rents registered with rent officers at the time of the survey. Thus 33% of the regulated lettings and 22% of all privately rented lettings had registered rents.†

Table 2.1 Privately rented sub-sectors in England: 1978

Sub-sectors	England	
	Thousands	%
Controlled	176	7
Regulated } with registered rent	529	22
} Unregistered	1,078	46
Resident landlord	140	6
Rent free	274	12
Rented with business etc	136	6
Others or not known	31	1
Total	2,364	100

Lettings by resident landlords are, for the most part, restricted contracts and are not subject to the conditions laid down for regulated lettings under the Rent Acts. The Privately Rented Survey estimated that there were 140,000 such lettings in England. The existence of a letting with a resident landlord can be a very difficult fact to establish and there is some variation in the estimates from different sources.†

The sub-sectors described so far are within the Rent Acts. The privately rented sector also contains groups of tenancies which are not subject to the Rent Acts and which are of a very different nature one from another, that is, rent free tenancies not covered in the Rent Acts sub-sectors, accommodation let with businesses or with employment conditions of residency, and a miscellaneous group.

It is clear from the distribution of sub-sectors within privately rented accommodation in England that the regulated lettings dominated the sector, forming two thirds of the whole. Nearly half of the privately rented sector was in fact contained within the group of regulated lettings without a registered fair rent. Much of the analysis in this report compares and contrasts the characteristics of the different sub-sectors but the overall picture will of course reflect the dominant size of the regulated sector.

2.2 Regional variations

Table 2.2 shows the variation in distributions of the sub-sectors in the different economic planning regions in 1978. The first part of the table shows the grossed up estimates of the number of lettings, in thousands. The second part of the tables gives column percentages, that is, shows for each sub-sector how it is distributed between the regions compared with the regional distribution of private renting as a whole. The third section of the table gives the row percentages showing how, for each region the sub-sectors are distributed compared with their distribution over the whole of England.

The national estimates show how privately rented accommodation was distributed through the regions, 557,000 (24%) being in Greater London. This shows a disproportionately high share of privately rented accommodation in the capital for in 1978 London contained only 15% of all dwellings and 16% of households in England (NDHS 1978). When looked at in terms of the sub-sectors it can be seen that lettings in some sub-

* See Technical Appendix for a discussion of the weighting process

† Other sources of data suggest that this estimate may be an underestimate, see Technical Appendix

Table 2.2 Region and privately renting sub-sectors

Region	Privately renting sub-sectors							
	Controlled	Regulated		Resident landlord	Rent free	Business etc	Other and not known	All lettings
		Registered	Unregistered					
	<i>Thousands</i>							
North	10	31	61	2	24	13	2	143
Yorkshire/Humberside	36	58	96	4	25	16	2	236
East Midlands	21	44	69	4	23	13	1	176
East Anglia	9	15	47	2	15	7	1	95
South East								
Greater London	33	132	269	58	36	19	10	557
Rest of South East	16	82	232	36	75	22	4	468
South West	10	33	107	16	36	14	2	218
West Midlands	15	49	78	6	23	18	4	193
North West	26	84	119	11	17	15	4	278
England	176	529	1,078	140	274	136	31	2,364
	<i>Column percentages</i>							
	%	%	%	%	%	%	%	%
North	6	6	6	2	9	10	7	6
Yorkshire/Humberside	21	11	9	3	9	12	7	10
East Midlands	12	8	6	3	9	10	3	7
East Anglia	5	3	4	1	5	5	3	4
South East								
Greater London	19	25	25	41	13	14	33	24
Rest of South East	9	16	21	26	27	16	13	20
South West	6	6	10	11	13	10	7	9
West Midlands	8	9	7	4	8	13	13	8
North West	15	16	11	8	6	11	13	10
England	100	100	100	100	100	100	100	100
Weighted sample size	243	730	1,489	193	379	188	42	3,264
	<i>Row percentages</i>							
	%	%	%	%	%	%	%	Weighted sample size
North	7	22	43	1	17	9	1	100 198
Yorkshire/Humberside	15	25	41	2	11	7	1	100 326
East Midlands	12	25	39	2	13	7	1	100 243
East Anglia	9	16	49	2	16	7	1	100 131
South East								
Greater London	6	24	48	10	6	3	2	100 769
Rest of South East	3	18	50	8	16	5	1	100 646
South West	5	15	49	7	17	6	1	100 302
West Midlands	8	25	40	3	12	9	2	100 266
North West	9	30	43	4	6	5	1	100 383
England	7	22	46	6	12	6	1	100 3,264

sectors in some regions were very few in number, for example controlled lettings in East Anglia and resident landlord lettings in regions other than those in the South.

The table also shows that although Yorkshire and Humberside only had 10% of all private lettings they had within their region 21% of all controlled lettings. The distribution of resident landlord lettings was by no means even across the country. Greater London which had 24% of private lettings had 41% of resident landlord lettings. Conversely rent free lettings and accommodation let with businesses or employment were found proportionately less often in Greater London than were other types of tenure.

In England as a whole lettings with registered fair rents comprised 22% of the privately rented sector. In the North West as many as 30% of lettings had registered rents. At the other extreme in East Anglia, the South West and the South East the proportion ranged between 15% and 18%.

2.3 Main features of the accommodation

The National Dwelling and Housing Survey estimated that 69% of privately renting households were in build-

ings constructed before 1919, as opposed to 31% of owner-occupiers and 4% of public sector tenants. Table 2.3 gives the age of the building for the sample of privately rented accommodation that was re-interviewed, showing the relationship between the different sub-sectors and the age of the building that contained those lettings. For 19% of the accommodation units in the sample the data on age of building was unavailable and the table shows this separately. Of all private lettings the proportion known to be in buildings constructed before 1919 was 56%. If the assumption is made that the cases for which no data was available are similar to those for which data was obtained (an assumption made for the NDHS results) then this proportion would be 69% (1,646,000).

The survey results have been shown without re-distributing the cases for which age of building was unknown as for some sub-sectors the proportion for which data were missing was high and therefore the basis of the assumption that the unknown cases were similar to the known cases was less tenable.

The table shows clearly that controlled lettings, both in London and elsewhere in England were concentrated in buildings constructed before 1919, the vast majority of

Table 2.3 Privately renting sub-sectors by age of building

Age of building	Privately renting sub-sectors																	
	Controlled				Regulated				Resident landlord		Rent free		Business etc		Other and not known		All lettings	
	Registered		Unregistered															
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%		
<i>England</i>																		
Pre-1900	136	77	226	43	492	46	70	50	90	32	29	22	4	13	1,045	44		
1900 to 1918	25	14	78	15	132	12	28	20	16	6	4	3	1	3	285	12		
1919 to 1939	9	5	142	27	117	11	12	9	30	11	2	1	5	16	316	13		
1940 to 1964	1	0	35	7	66	6	2	2	43	16	7	5	5	16	159	7		
1965 or later	—	—	13	3	51	5	4	3	20	7	2	2	8	28	98	4		
Age not known	4	3	35	7	218	20	23	16	79	28	89	68	7	23	455	19		
Total	176	100	529	100	1,078	100	140	100	274	100	136	100	31	100	2,364	100		
<i>London</i>																		
Pre-1900	27	83	51	39	113	42	31	53	5	14	—	—	1	—	226	41		
1900 to 1918	4	12	25	19	38	14	12	21	1	3	1	1	—	—	82	15		
1919 to 1939	—	—	27	21	33	12	5	9	5	14	—	—	1	—	72	13		
1940 to 1964	—	—	6	4	9	3	1	2	6	18	1	2	—	—	25	4		
1965 or later	—	—	1	1	7	3	1	2	2	6	—	—	1	—	12	2		
Age not known	2	5	21	16	69	26	8	14	16	45	17	5	5	139	25			
Total	33	100	132	100	269	100	58	100	36	100	19	100	10	—	557	100		
<i>Rest of England</i>																		
Pre-1900	109	76	175	44	380	47	39	48	85	35	29	25	3	—	819	45		
1900 to 1918	21	15	53	13	94	12	16	20	15	6	2	2	—	—	203	11		
1919 to 1939	9	6	114	29	84	10	7	9	25	10	2	2	3	—	244	14		
1940 to 1964	1	1	29	7	57	7	1	2	37	15	6	5	3	—	134	7		
1965 or later	—	—	12	3	44	5	3	4	18	7	2	2	6	—	86	5		
Age not known	3	2	14	3	149	18	15	18	63	26	72	64	2	—	317	18		
Total	143	100	397	100	809	100	83	100	239	100	117	100	20	—	1,807	100		

Table 2.4 Privately renting sub-sectors by type of accommodation

Type of accommodation	Privately renting sub-sectors																
	Controlled				Regulated		Resident landlord		Rent free		Business etc		Other and not known		All lettings		
			Registered		Unregistered												
	Thous. %		Thous. %		Thous. %		Thous. %		Thous. %		Thous. %		Thous. %		Thous. %		
England																	
Self-contained:	141	80	333	63	472	44	3	2	185	68	46	34	12	37	1,191	50	
house	19	11	155	29	252	23	49	35	28	10	4	3	16	51	523	22	
flat	4	2	17	3	60	6	5	4	47	17	82	61	1	3	215	9	
other																	
Not self-contained:	10	6	20	4	264	24	82	59	6	2	1	1	2	6	385	16	
flat/rooms	1	1	—	—	8	1	—	—	9	3	3	2	—	—	20	1	
other	—	—	—	—	4	0	—	—	—	—	—	—	—	—	4	0	
Mobile home/caravan	0	0	3	1	20	2	1	1	1	0	—	—	1	3	25	1	
Not known	176	100	529	100	1,078	100	140	100	274	100	136	100	31	100	2,364	100	
Total																	
London																	
Self-contained:	8	24	41	31	25	9	—	—	10	28	2	—	—	—	86	16	
house	15	44	73	55	119	44	17	30	12	34	—	—	7	—	243	44	
flat	1	3	8	6	16	6	1	2	9	24	15	—	1	—	50	9	
other																	
Not self-contained:	8	25	8	6	99	37	39	68	2	5	1	—	2	—	159	29	
flat/rooms	1	3	—	—	3	1	—	—	3	9	1	—	—	—	8	1	
other	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Mobile home/caravan	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Not known	—	—	2	1	7	3	—	—	—	—	—	—	—	—	10	2	
Total	33	100	132	100	269	100	58	100	36	100	19	100	10	—	557	100	
Rest of England																	
Self-contained:	133	93	292	74	447	55	3	3	175	73	44	37	11	—	1,105	61	
house	5	3	82	21	133	16	32	39	15	6	4	3	9	—	280	16	
flat	3	2	9	2	44	5	4	5	38	16	67	58	—	—	165	9	
other																	
Not self-contained:	2	1	12	3	164	20	43	52	4	2	1	1	—	—	225	12	
flat/rooms	—	—	—	—	5	1	—	—	6	2	2	1	—	—	13	1	
other	—	—	—	—	4	0	—	—	—	—	—	—	—	—	—	—	
Mobile home/caravan	0	0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Not known	0	0	1	—	12	2	1	1	1	0	—	—	—	—	16	1	
Total	143	100	397	100	809	100	83	100	239	100	117	100	20	—	1,807	100	

them built before the present century. Resident landlord lettings were also more likely to be in older buildings than was privately rented accommodation on average. Regulated lettings that had registered fair rents, although predominantly in pre-1919 buildings, had pro-

portionately more lettings in later buildings than was the case for regulated unregistered lets. Rent free lettings and business lettings are particularly affected by data on age not being available and so conclusions are more difficult to draw but for the rent free group a higher

proportion of lettings were in newer buildings than was the case in other sub-sectors. These lettings were often ones where the landlord-tenant relationship was contingent upon some other factor such as employment or an agreement between relatives and this makes them somewhat untypical of other private lettings.

Table 2.4 shows the kind of accommodation that was let in the different sub-sectors. Lettings were defined as self-contained if tenants said they did not share any rooms or amenities.

In England half of the private lettings were of whole houses, a fifth were self-contained flats and a further tenth were self-contained but attached to premises such as shops, public houses or other business or commercial property; 17% of private lettings in England were not self-contained, that is they involved sharing of rooms or amenities.

The overall picture was very different in London where only 16% of lettings were of whole houses, and nearly three quarters of private lettings were of flats or rooms; 29% of London private lettings were not self-contained.

There was considerable variation between sub-sectors in the type of accommodation that was let. Among controlled lettings in England, 80% were whole houses, this proportion was as high as 93% outside London but only 24% in the capital. Regulated registered lets and rent free lets were also predominantly whole house lettings (63% and 68% respectively), the proportion being as high as three quarters outside London, but between a quarter and a third in London. Among regulated unregistered lets in England a quarter were not self-contained, in London this proportion was 37%. As might be expected as many as 59% of resident landlord lettings were not self-contained, this proportion being 68% in London. The majority of business lettings were self-contained in terms of there being no sharing of

rooms or amenities but most of the accommodation was integral with business property.

Tenants who live in accommodation that is not self-contained may share rooms or amenities or both with other households. Households were included as sharing rooms if they shared living rooms, bedrooms or kitchens that were more than 6'6" wide. Bathrooms and separate toilets were not counted as rooms and sharing these does not contribute to the number of households sharing rooms. The survey obtained information about four amenities: a fixed kitchen sink, a fixed bath or shower, a fixed wash hand basin and a flush toilet. Tenants were asked if they shared these amenities with other households or whether they had sole use of them. It is useful in fact to look at the combination of sharing rooms and amenities. Table 2.5 shows the situation for the different sub-sectors. There were very few households (0.4%) who shared rooms but did not share amenities, 6% of privately renting households shared both rooms and amenities, 11% shared amenities but not rooms and 82% of households shared neither amenities nor rooms. There were only two sub-sectors in which sharing played any significant part, that is among regulated unregistered lettings and resident landlord lettings. In England as a whole 9% of regulated unregistered lettings involved the sharing of rooms and amenities and a further 16% of lettings involved sharing amenities only. Sharing within resident landlord lettings was proportionately a much more frequent occurrence, 20% of lettings in this sub-sector involved shared rooms and amenities and a further 38% of lettings involved shared amenities. However since the resident landlord sector was small compared with the regulated unregistered sector it was the latter in which most sharing households were found (275,000 regulated unregistered lettings sharing rooms or amenities, compared with 81,000 resident landlord lets sharing rooms or amenities).

Table 2.5 Privately renting sub-sectors by sharing of rooms and amenities

Table 2.5 Privately renting sub-sectors by sharing of rooms and amenities																
Sharing of rooms and amenities	Privately renting sub-sectors															
	Controlled		Regulated		Resident landlord		Rent free	Business etc		Other and not known		All lettings				
	Registered		Unregistered													
	Thous. %	Thous. %	Thous. %	Thous. %	Thous. %	Thous. %	Thous. %	Thous. %	Thous. %	Thous. %	Thous. %	Thous. %				
<i>England</i>																
Shares rooms and amenities	—	2	1	100	9	28	20	6	2	1	—	137	6			
Shares amenities not rooms	11	6	15	3	175	16	53	38	9	3	2	7	270	11		
Shares neither	164	93	506	96	796	74	59	42	259	94	131	96	28	92	1,944	82
Not known	1	0	3	1	6	1	—	—	1	0	1	—	—	—	14	1
Total	176	100	529	100	1,078	100	140	100	274	100	136	100	31	100	2,364	100
<i>London</i>																
Shares rooms and amenities	—	—	1	1	18	7	9	16	1	3	1	—	—	—	31	5
Shares amenities not rooms	9	28	6	4	82	31	30	52	4	11	1	2	—	—	134	24
Shares neither	24	72	123	93	165	62	19	32	30	83	17	8	—	—	386	69
Not known	—	—	3	2	1	—	—	—	1	3	—	—	—	—	6	1
Total	33	100	132	100	269	100	58	100	36	100	19	10	—	—	557	100
<i>Rest of England</i>																
Shares rooms and amenities	—	—	1	0	81	10	19	23	5	2	—	—	—	—	107	6
Shares amenities not rooms	2	1	9	2	93	11	23	28	5	2	2	2	—	—	134	7
Shares neither	140	98	383	97	631	78	40	49	229	96	114	97	20	—	1,558	86
Not known	1	0	3	1	4	1	—	—	—	1	1	—	—	—	8	0
Total	143	100	397	100	809	100	83	100	239	100	117	100	20	—	1,807	100

The figures for London show a fairly similar position, with regulated unregistered lettings and resident landlord lettings being those most likely to contain sharing. The proportion of households sharing rooms was similar in the capital to England as a whole but the proportion who shared amenities (but not rooms) was much higher (24% in London compared with 11% for England as a whole). Nearly a third of regulated unregistered lettings in London involved the sharing of amenities (but not rooms), while over half of the lettings with resident landlords were of this kind.

So far we have discussed the information about the four amenities purely in terms of whether any of them were shared with other households and whether this was in conjunction with the sharing of rooms or not. Table 2.6 and 2.7 show results about amenities only. The first table examines whether all four amenities were present or not, and the proportion of households that were lacking the amenities most likely to be missing. The second table shows what proportion of households had sole access to all four amenities and again the proportions of households having access to shared amenities are shown. The different sub-sectors within the privately rented sector show quite different patterns with respect to whether these amenities were present or absent and whether they were shared or not.

In England as a whole 80% of privately rented lettings had all four amenities. Regulated lettings, both those with registered rents and those without, were equal to this overall level. Resident landlord lets, rent free lettings and lettings associated with business were all in a better position with respect to the presence of amenities. Controlled lettings on the other hand had a very low proportion (35%) of lettings that had all four amenities. The situation in London was a little worse than the situation outside London. This difference did not arise from the controlled sector which had a similar low pres-

ence of all four amenities both within the capital and outside. The difference arose in fact from all sub-sectors other than the controlled lettings and the resident landlord lettings.

The amenities most likely to be unavailable were a fixed bath or a fixed handbasin. Only 2% of households had no kitchen sink, and only 2% had no flush toilet. Among the controlled lettings as many as 59% had no bath and 64% had no wash basin. None of the other sub-sectors were lacking amenities on anything like this scale, but among regulated lettings 10% of households (50,000) had no bath.

Table 2.7 shows for England, London and the rest of England what proportion of households, in the whole of the privately rented sector and in the sub-sectors, had sole use of all four amenities. Comparing the figures in the top part of Table 2.7 with those in the top part of Table 2.6 shows the level of amenity sharing. For England as a whole 80% of lettings had all four amenities but only 67% had sole use of all amenities. The reduction is greatest in the two sub-sectors affected by sharing that is the regulated unregistered sector and the resident landlord sector. Among regulated unregistered lettings 80% had all four amenities but only 61% had sole use of all four; among resident landlord lets 87% had all four amenities but only 36% had sole use of all four. In London 87% of resident landlord lettings had all four amenities but as few as 27% had sole use of all four amenities. Nearly a half of regulated unregistered lettings in London did not have sole use of all four amenities.

In the lower section of Table 2.7 we show how many households had shared use of each of the four amenities. In England a quarter of regulated unregistered lettings (258,000) and a half of resident landlord lettings (75,000) shared the use of the bath with at least one

Table 2.6 Privately renting sub-sectors by presence of amenities

Lettings with:		Privately renting sub-sectors							
		Controlled	Regulated		Resident landlord	Rent free	Business etc	Other and not known	All lettings
			Registered	Unregistered					
All four amenities present									
4	Thous.	<i>England</i> 61 35%	430 81%	863 80%	122 87%	256 93%	129 95%	26 86%	1,887 80%
	Thous.	<i>London</i> 11 35%	103 78%	195 73%	50 87%	31 87%	17 90%	7 72%	415 75%
	Thous.	<i>Rest of England</i> 49 35%	327 83%	668 83%	72 87%	225 94%	112 96%	19 93%	1,472 82%
No bath									
	Thous.	<i>England</i> 103 59%	50 10%	101 9%	9 6%	7 3%	3 2%	2 6%	276 12%
No wash basin									
	Thous.	<i>England</i> 112 64%	90 17%	178 17%	12 9%	15 6%	5 4%	4 14%	417 18%

Only 2% of lets had no kitchen sink; and 2% of lets had no flush toilet

other household. A considerable proportion, 22% of regulated unregistered lettings and 45% of resident landlord lettings, had the shared use of an inside toilet; and the shared use of a wash basin was on much the same scale. Among the four amenities under discussion the kitchen sink was the one least likely to be shared with other households, although for this amenity 10% of regulated unregistered lets and 27% of resident landlord lets had shared use only of a kitchen sink.

Although the regulated unregistered lettings had proportionately fewer households with shared amenities the size of the sector was so much greater than that of resi-

dent landlords that it in fact included the vast majority of households who shared amenities.

Another feature of the accommodation which varied considerably between the sub-sectors of the privately rented sector was whether the lettings were said to be furnished or not. In housing statistics, accommodation that is said to be let only partly furnished is included with that which is let unfurnished (Table 2.8).

Until the 1974 Rent Act whether a letting was furnished or not determined the way it was affected by housing legislation. Since then this distinction has disappeared

Table 2.7 Privately renting sub-sectors by sole use of amenities

Lettings with:		Privately renting sub-sectors							
		Controlled	Regulated		Resident landlord	Rent free	Business etc	Other and not known	All lettings
			Registered	Unregistered					
Sole use of all four amenities									
	Thous.	<i>England</i> 55 31%	415 78%	659 61%	51 36%	243 89%	125 92%	26 86%	1,575 67%
	Thous.	<i>London</i> 7 21%	96 73%	137 51%	16 27%	27 75%	16 85%	7 72%	306 55%
	Thous.	<i>Rest of England</i> 48 34%	319 80%	522 65%	35 43%	217 91%	109 93%	19 93%	1,268 70%
Shared bath									
	Thous.	<i>England</i> 8 4%	12 2%	258 24%	75 53%	8 3%	2 2%	2 6%	364 15%
Shared inside toilet									
	Thous.	<i>England</i> 5 3%	13 3%	241 22%	63 45%	10 4%	3 2%	1 3%	336 14%
Shared wash basin									
	Thous.	<i>England</i> 5 3%	11 3%	185 17%	65 46%	7 2%	2 1%	— —	275 12%
Shared kitchen sink									
	Thous.	<i>England</i> — —%	3 1%	109 10%	37 27%	9 3%	1 1%	— —	159 7%

Table 2.8 Privately renting sub-sectors by whether the lettings are furnished or unfurnished

Whether lettings are furnished or unfurnished	Privately renting sub-sectors															All lettings
	Controlled		Regulated		Resident landlord		Rent free		Business etc		Other and not known					
			Registered	Unregistered												
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%		
<i>England</i>																
Furnished	—	—	23	4	395	37	74	53	20	7	1	—	—	—	513	22
Unfurnished	176	100	505	96	681	63	66	47	254	93	135	99	31	100	1,849	78
Not known	—	—	—	—	1	0	—	—	1	0	—	—	—	—	2	0
Total	176	100	529	100	1,078	100	140	100	274	100	136	100	31	100	2,364	100
<i>London</i>																
Furnished	—	—	11	9	135	50	30	53	8	22	—	—	—	—	184	33
Unfurnished	33	100	121	91	135	50	27	47	27	76	19	10	—	—	371	67
Not known	—	—	—	—	—	—	—	—	1	3	—	—	—	—	1	0
Total	33	100	132	100	269	100	58	100	36	100	19	10	—	—	557	100
<i>Rest of England</i>																
Furnished	—	—	12	3	260	32	44	53	12	5	1	—	—	—	328	18
Unfurnished	143	100	385	97	547	68	39	47	227	95	116	99	20	—	1,477	82
Not known	—	—	—	—	1	0	—	—	—	—	—	—	—	—	1	0
Total	143	100	397	100	809	100	83	100	239	100	117	100	20	—	1,807	100

and furnished accommodation is similarly covered by the Rent Acts. Furnished accommodation provides for a different need from unfurnished accommodation and notwithstanding the disappearance of the legal distinction is of interest in its own right. Within private renting in England in 1978 22% of lets were furnished ones. Such lettings only formed significant proportions of two sub-sectors in England, regulated unregistered lets and

resident landlord lets, and generally shared the particular characteristics of these sub-sectors – a high turnover of lettings, disproportionate numbers of young and single tenants, and greater sharing of rooms and amenities. In London furnished accommodation formed a higher proportion of private lettings (one third) than elsewhere, the proportion of furnished lets among regulated unregistered lets being as high as 50%.

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3 Privately rented lettings and their tenants

This chapter discusses the main features of the lettings and whether there is variation among the different sub-sectors. The later part of the chapter shows the main personal characteristics of the tenants who hold these lettings.

3.1 Features of the letting

Table 3.1 shows the types of landlord who were responsible for the lettings in the privately rented sector. In England as a whole 64% of these lettings had a landlord who was a private individual; 6% were lettings for which the landlord was resident in the same building as the tenant and 58% had a landlord resident elsewhere. Over a fifth of lettings in the privately rented sector were rented from an employer, 10% of the lettings had landlords who were companies. Not all of the lettings that were from an employer were tied accommodation. Although many of these tenants said they would have to leave their accommodation when they left their jobs by no means all said they would have been so affected.*

Compared with controlled lettings and regulated unregistered lettings, regulated registered lettings were slightly less likely to have landlords who were individuals and more likely than the other two groups to

have a company landlord. Even so two thirds of regulated registered lettings had landlords who were individuals. The rent free lettings were highly associated with employment, 80% of the lettings having employer landlords; of the remaining 20% three quarters were lettings where the landlord was related to the tenant. Thus practically all of the rent free lettings had a landlord/tenant relationship other than the normal situation in the market place. The business lets were fairly evenly split between having non-resident individual landlords and being associated with employment.

In London proportionately fewer of the private sector lettings had employer landlords while there were proportionately more resident individual landlords and company landlords. Proportionately, property company lettings were three times more common in London than in the rest of the country. Regulated registered lettings in London show a particularly high proportion of company landlords (40%) compared with controlled lettings (15%) and regulated unregistered lettings (20%) in the capital. In other respects London and the rest of England were fairly similar.

Another feature of lettings that varied considerably between the sub-sectors of the privately rented sector was the length of the letting to date. Table 3.2 shows the year of commencement of the current letting. Nearly half of the privately rented sector lettings had started in

* A more detailed discussion of tied accommodation can be found in Ch 6 Section 2.

Table 3.1 Privately renting sub-sectors by type of landlord

Type of landlord	Privately renting sub-sectors										
	Controlled		Regulated		Resident landlord	Rent free	Business etc	Other and not known	All lettings		
			Registered	Unregistered							
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	
<i>England</i>											
Resident individual	133	76	347	66	784	73	—	—	—	146	6
Non-resident individual	8	5	58	11	159	15	—	—	7	1,369	58
Employer	16	9	97	18	87	8	—	—	2	522	22
Property company	12	7	26	5	48	4	—	—	13	43	10
Other or not known	176	100	529	100	1,078	100	140	100	31	100	2,364
All landlords	176	100	529	100	1,078	100	140	100	274	100	274
<i>London</i>											
Resident individual	5	14	—	—	—	58	100	—	—	—	62
Non-resident individual	22	68	62	47	187	70	—	8	22	7	58
Employer	—	—	8	6	13	5	—	26	72	10	2
Property company	5	15	53	40	52	19	—	2	6	2	3
Other or not known	1	3	10	7	18	7	—	—	—	5	33
All landlords	33	100	132	100	269	100	58	100	36	100	19
<i>Rest of England</i>											
Resident individual	2	1	—	—	—	83	100	—	—	—	84
Non-resident individual	111	78	285	72	597	74	—	44	18	44	38
Employer	8	6	50	13	146	18	—	194	81	61	52
Property company	11	8	44	11	36	4	—	1	1	7	6
Other or not known	11	8	17	4	30	4	—	—	5	4	4
All landlords	143	100	396	100	809	100	83	100	239	100	117
										100	20
											1,807

Table 3.2 Privately renting sub-sectors by year of letting commencement

Year of letting commencement	Privately renting sub-sectors											
	Controlled			Regulated			Resident landlord		Rent free	Business etc		Other and not known
				Registered								
	Thous.	%		Thous.	%		Thous.	%	Thous.	%	Thous.	%
<i>England</i>												
Date not known	6	4	10	2	15	1	11	8	274	100	9	6
Before 1947	103	59	127	24	63	6	2	1	—	—	7	5
1947 to 1957	41	23	49	9	39	4	4	3	—	—	12	9
1958 to 1967	9	5	94	18	124	12	14	10	—	—	25	18
1968 to 1971	10	6	60	11	119	11	13	9	—	—	21	15
1972 to 1974	5	3	57	11	135	12	18	13	—	—	17	13
1975 or 1976	0	0	72	14	233	22	33	23	—	—	27	20
1977 or 1978	2	1	60	11	350	32	47	33	—	—	19	14
Total	176	100	529	100	1,078	100	140	100	274	100	136	100
<i>London</i>												
Date not known	1	3	4	3	2	1	3	5	36	100	—	—
Before 1947	20	59	28	21	13	5	1	2	—	—	—	—
1947 to 1957	7	21	10	7	6	2	3	5	—	—	—	—
1958 to 1967	2	5	26	20	27	10	8	13	—	—	4	1
1968 to 1971	3	8	17	13	27	10	5	9	—	—	2	3
1972 to 1974	1	3	13	10	48	18	7	11	—	—	6	2
1975 or 1976	—	—	15	11	57	21	16	28	—	—	4	4
1977 or 1978	—	—	19	14	88	33	16	27	—	—	3	—
Total	33	100	132	100	269	100	58	100	36	100	19	100
<i>Rest of England</i>												
Date not known	5	4	6	2	13	2	8	10	239	100	9	8
Before 1947	83	58	99	25	50	6	1	1	—	—	7	6
1947 to 1957	34	24	40	10	33	4	1	2	—	—	12	10
1958 to 1967	7	5	68	17	97	12	6	8	—	—	21	18
1968 to 1971	7	5	42	11	91	11	7	9	—	—	19	16
1972 to 1974	4	3	44	11	87	11	11	14	—	—	11	9
1975 or 1976	0	0	57	14	176	22	17	20	—	—	23	20
1977 or 1978	2	1	41	10	262	32	31	37	—	—	16	14
Total	143	100	397	100	809	100	83	100	239	100	117	100

the five or so years prior to the survey, (that is since 1972), as many as 20% had started in the eighteen months prior to the survey. At the other extreme about a fifth of lettings had started more than twenty years earlier.

As would be expected among controlled lettings a high proportion had existed for a long time. With the exception of 'first successor' tenancies one of the qualifying conditions for a controlled let was that it began prior to 6th July 1957. It is therefore no surprise to find that over 80% of controlled lettings began during or prior to 1957.

Among regulated registered lettings a third started during or before 1957, but this will have been affected by the programme of de-control at the beginning of the 1970s as a considerable number of controlled lettings had fair rents registered on de-control. In no other sub-sector was there such a concentration of long standing lettings.

At the other end of the time scale it was regulated unregistered lettings and resident landlord lettings that showed the highest proportion of lettings that had commenced in the previous eighteen months, a third of the lettings in both these tenure groups had started in 1977 or later.

The results for private lettings in London show only a slightly higher proportion of recent lettings than is the case outside the capital, in fact the letting commence-

ment dates vary little between London and the rest of England and have the same kind of pattern within the sub-sectors.

We have seen that the landlord type and the length of letting were related to the type of letting. It is likely, in that case, that the kinds of households being accommodated in the different kinds of lettings also varied. We look next at an overall classification of household type (Table 3.3). The classification gives an indication of the stage of life at which the household is currently. The stages are defined in the same way as in the NDHS and the GHS. The first two categories show households of one adult or two adults of working age. Small families include households with one or two adults and one or two children aged under 16, whereas large families include households with three or more dependent children and one or more adults together with households with two dependent children if there are three or more adults. Households included in the large, mainly adult group, comprise those with three or more adults but with either no dependent children or only one dependent child in the household (the latter being a small minority). One person households where the person is 60 or over are shown separately as are two adult households where one or both of the people concerned are aged 60 or more.

About a third of privately renting households in England were one person households, which were equally divided between households where the tenant was under 60, and those where the tenant was 60 or

Table 3.3 Privately renting sub-sectors by type of household

Household type	Privately renting sub-sectors																
	Controlled			Regulated			Resident landlord		Rent free		Business etc		Other and not known		All lettings		
				Registered			Unregistered										
	Thous.	%		Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%
<i>England</i>																	
One adult, aged 16-59	6	3	42	8	263	24	54	38	19	7	5	4	2	7	390	16	
Two adults, aged 16-59	6	3	85	16	230	21	30	21	49	18	26	19	4	13	429	18	
Small family group	2	1	69	13	157	15	12	9	69	25	26	19	5	16	341	14	
Large family group	-	-	22	4	50	5	1	0	29	10	23	17	1	3	126	5	
Large, mainly adult group	19	11	67	13	129	12	3	2	42	15	39	29	4	13	302	13	
Two adults, one or both aged 60 or more	65	37	129	24	125	12	9	7	38	14	11	8	3	10	380	16	
One adult, aged 60 or more	79	45	113	21	125	12	32	22	28	10	4	3	11	36	392	17	
Not known	-	-	1	0	1	0	-	-	1	0	1	-	-	-	4	0	
Total	176	100	529	100	1,078	100	140	100	274	100	136	100	31	100	2,364	100	
<i>London</i>																	
One adult, aged 16-59	1	3	10	8	77	28	22	38	6	18	2	-	-	120	22		
Two adults, aged 16-59	-	-	32	24	71	26	13	24	7	20	3	-	-	128	23		
Small family group	-	-	15	11	26	10	8	14	11	30	4	-	-	65	12		
Large family group	-	-	7	5	10	4	-	-	6	15	3	-	-	25	5		
Large, mainly adult group	2	6	17	13	38	14	1	2	4	11	5	-	-	69	12		
Two adults, one or both aged 60 or more	12	37	33	25	22	8	3	5	1	3	-	-	-	73	13		
One adult, aged 60 or more	18	53	17	13	25	9	10	18	1	3	1	4	1	75	14		
Not known	-	-	1	1	-	-	-	-	-	-	1	-	-	2	0		
Total	33	100	132	100	269	100	58	100	36	100	19	-	-	557	100		
<i>Rest of England</i>																	
One adult, aged 16-59	5	3	32	8	187	23	32	38	12	5	3	2	1	271	15		
Two adults, aged 16-59	6	4	54	14	158	20	16	20	42	18	24	20	2	301	17		
Small family group	2	1	54	14	131	16	4	5	59	24	22	19	5	276	15		
Large family group	-	-	16	4	39	5	1	1	23	10	20	17	1	100	6		
Large, mainly adult group	17	12	50	13	91	11	2	3	38	16	34	29	2	233	13		
Two adults, one or both aged 60 or more	53	37	95	24	103	13	7	8	37	16	11	10	2	307	17		
One adult, aged 60 or more	62	43	96	24	100	12	21	25	27	11	3	2	7	317	18		
Not known	-	-	-	-	1	0	-	-	1	1	-	-	-	2	0		
Total	143	100	396	100	809	100	83	100	239	100	117	100	20	1,807	100		

more. A further third were two person households without children. The remaining third were households including children aged under sixteen or with more than two adults.

The household structures within the different sub-sectors varied considerably. As one would expect the controlled lettings were dominated by elderly one or two adult households, 82% of the households being of this kind. A further 11% were large, mainly adult, households which would of course include the situation of long standing lettings that contained families with grown-up offspring who had not left the parental home. Among regulated registered lets as many as 45% of the households comprised one or two adults with at least one of them aged 60 or more. Regulated unregistered lettings did not have this preponderance of elderly adult households, but instead had a concentration of households of one or two adults aged 16-59; 45% of regulated unregistered lets were to households of this kind and nearly a quarter were to one person households where the tenant was aged 16-59. Among resident landlords the proportion of lettings that contained one person households where the tenant was aged 16-59 was even greater; 38% of lets were of this kind, with a further 21% of lets being to households of two younger adults. Nearly a quarter of resident landlord lettings were to single person households aged 60 or more. Rent free lettings and those connected with businesses were more likely than the other sub-sectors to

be lettings to family households of parents with dependent children; 35% of rent free lettings were to families of this kind as were 36% of lettings associated with businesses, whereas in the privately rented sector as a whole only 19% of lettings were of this sort.

Although the sub-sectors showed considerable concentrations of different kinds of households some of the sub-sectors were small in absolute terms, so those with the highest concentration of particular household types may not have been the major providers of accommodation for that kind of household. For example resident landlord lettings only made up 6% of the privately rented sector so although 38% of their lettings were to single person households where the tenant was aged 16-59 this only accounts for 54,000 such households. The regulated unregistered sector, which accounted for 46% of all lettings accommodated 263,000 one person households where the tenant was aged 16-59.

Similarly although the rent free lettings and lettings associated with business contained a much higher proportion of parents with dependent children than other sub-sectors they were not the largest providers of housing for such households. With its great overall size the regulated unregistered sub-sector provided 207,000 lets to parents with dependent children compared with 147,000 provided by the rent free and business associated sub-sectors.

Table 3.4 Privately renting sub-sectors by number of rooms used

Number of rooms used	Privately renting sub-sectors															
	Controlled			Regulated			Resident landlord		Rent free		Business etc		Other and not known		All lettings	
				Registered		Unregistered										
	Thous.	%		Thous.	%		Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%
<i>England</i>																
One	—	—	7	1	161	15	23	16	7	3	—	—	0	1	199	8
Two	7	4	32	6	134	12	53	38	5	2	2	2	4	13	238	10
Three	27	15	72	14	182	17	37	27	19	7	9	7	7	23	354	15
Four	75	43	152	29	226	21	19	13	51	18	25	18	9	29	556	24
Five	49	28	166	32	220	20	5	4	92	34	47	34	7	23	587	25
Six	15	9	88	17	113	10	1	1	64	23	18	13	3	10	302	13
Seven or more	3	2	10	2	39	4	1	1	36	13	35	26	—	—	124	5
Total	176	100	529	100	1,078	100	140	100	274	100	136	100	31	100	2,364	100
<i>London</i>																
One	—	—	3	2	64	24	10	18	2	5	—	—	—	78	14	
Two	3	9	12	9	44	16	20	36	2	6	1	—	3	85	15	
Three	9	26	25	19	62	23	20	35	2	6	3	3	3	124	22	
Four	15	46	40	30	55	20	5	8	11	32	4	4	4	134	24	
Five	6	19	25	19	26	10	2	3	7	18	5	1	1	71	13	
Six	—	—	23	17	13	5	—	—	7	19	3	—	—	45	8	
Seven or more	—	—	4	3	5	2	—	—	6	14	3	—	—	17	3	
Total	33	100	132	100	269	100	58	100	36	100	19	10	10	557	100	
<i>Rest of England</i>																
One	—	—	4	1	98	12	13	15	5	2	—	—	0	120	7	
Two	4	3	20	5	90	11	32	39	3	1	2	1	2	153	8	
Three	18	13	47	12	120	15	17	21	17	7	6	6	4	230	13	
Four	60	42	111	28	171	21	14	17	39	16	21	18	6	422	23	
Five	43	30	141	36	195	24	4	4	86	36	42	36	6	516	28	
Six	15	11	65	16	100	12	1	2	57	24	15	13	3	257	14	
Seven or more	3	2	7	2	33	4	1	2	31	13	32	28	—	107	6	
Total	143	100	397	100	809	100	83	100	239	100	117	100	20	1,807	100	

Table 3.5 Privately renting sub-sectors by persons per room

Persons per room	Privately renting sub-sectors																
	Controlled			Regulated			Resident landlord		Rent free		Business etc		Other and not known		All lettings		
				Registered		Unregistered											
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	
<i>England</i>																	
Less than a half	112	64	242	46	288	27	34	24	101	37	44	32	10	33	830	35	
A half less than one	57	32	217	41	519	48	69	49	142	52	67	49	19	61	1,090	46	
One	5	3	51	10	206	19	26	19	25	9	17	13	2	7	332	14	
More than one	2	1	18	3	62	6	10	7	6	2	8	6	—	—	106	4	
Not known	—	—	1	0	3	0	1	0	1	0	—	—	—	—	5	0	
Total	176	100	529	100	1,078	100	140	100	274	100	136	100	31	100	2,364	100	
<i>London</i>																	
Less than a half	20	59	47	36	35	13	14	24	8	22	6	2	—	—	131	24	
A half less than one	11	34	60	45	120	45	25	44	21	58	10	8	—	—	255	46	
One	1	3	18	13	81	30	9	16	6	18	1	1	—	—	117	21	
More than one	1	3	6	5	32	12	9	16	1	2	2	—	—	—	52	9	
Not known	—	—	1	1	1	0	—	—	—	—	—	—	—	—	2	0	
Total	33	100	132	100	269	100	58	100	36	100	19	10	10	—	557	100	
<i>Rest of England</i>																	
Less than a half	93	65	195	49	252	31	20	24	93	39	38	33	7	—	699	39	
A half less than one	45	32	157	40	399	49	44	53	121	51	57	48	12	—	835	46	
One	4	3	33	8	125	15	17	21	18	8	17	14	1	—	215	12	
More than one	1	0	12	3	30	4	1	1	5	2	6	4	—	—	55	3	
Not known	—	—	—	—	2	0	1	1	1	0	—	—	—	—	3	0	
Total	143	100	396	100	809	100	83	100	239	100	117	100	20	—	1,807	100	

Looked at separately for London and the rest of England the capital had a higher proportion of private lettings to one and two adult households where the people were aged 16–59, and fewer proportionately of elderly one and two adult households. In London controlled tenancies were even more dominated by the

elderly households, especially the one person elderly households. On the whole the distributions within sub-sectors did not differ greatly inside and outside London, other than the fact that London had more younger one and two adult households. This particularly affected rent free lettings which were much more likely to

contain younger adult households in the capital and older adult households in the rest of England.

Households with different demographic structures require different kinds of accommodation. One measure of the effectiveness of housing is to examine the number of rooms available to households and then compare this with the household composition. There are two ways in which this is normally done, firstly a simple ratio of persons per room, and secondly an assessment of how many bedrooms are required by a household with a particular structure.

Table 3.4 shows the distribution of the number of rooms used for households in the different sub-sectors. In this context the total number of rooms excludes bathrooms, toilets, kitchens less than 6½ feet wide, rooms not used (for whatever reason) and rooms used solely for business purposes. A tenant who shared a room was credited with half a room. In the privately rented sector as a whole nearly a fifth of households lived in fewer than three rooms (436,000), 82% of households in privately rented accommodation lived in fewer than six rooms. The majority (54%) of resident landlord lets had fewer than three rooms. No other sub-sector had such a high concentration of small lettings although over a quarter of regulated unregistered lets had fewer than three rooms. These findings are consistent, of course, with the high proportion of one and two adult lettings to people aged 16–59 found in these sub-sectors. Four fifths of controlled lettings on the other hand had four or more rooms, again this is consistent with a high proportion of controlled lettings being of whole houses as opposed to flats or rooms. The rent free lettings and lettings associated with business had the larger proportions of households with five or more rooms.

The results for London were fairly similar to the overall pattern within the sub-sectors although London lets generally had fewer rooms than non-London lets. In London only 24% of lettings had five or more rooms whereas in the rest of England the proportion was 48%.

However the number of rooms used by the household is not a very meaningful measure of housing adequacy unless the size and composition of the household is taken into account. Table 3.5 shows the distribution of households in terms of persons per room. In 1978, over 80% of privately renting households in England lived at a density of less than one person per room, 14% lived at a density of one person per room and only 4% of privately rented households lived at a density of more than one person per room. Taking sub-sectors into account the lowest densities were found among controlled lettings and the highest among regulated unregistered lets and resident landlord lets. London lettings had higher densities than lettings in the rest of England, but even so only 9% of London lets had a density of more than one person per room. The highest proportion of lets with this density was among resident landlords in London where 16% of lettings had a density of more than one person per room.

Another indicator of accommodation requirement often used in surveys is the bedroom standard.*

Table 3.6 shows that in England 45% of households had exactly the number of bedrooms required by the standard, 47% of households had more bedrooms than defined by the standard and only 8% had fewer bedrooms than prescribed by the standard. When we examine the different sub-sectors we find that lettings by resident landlords were most likely to meet the bedroom standard but have no margin, 82% of resident landlord lets met the standard exactly, 7% were below the standard prescribed and only 1% had 2 or more bedrooms above the prescribed standard. Among lettings associated with businesses 34% had two or more bedrooms above the prescribed standard as did 25% of rent free lets, 21% of regulated registered lets and 18% of controlled lettings. The sector with proportionately, and absolutely, the greatest number of households below the standard was the regulated unregistered sector where 9% (102,000) of households were affected.

In London privately rented lettings were more likely to be exactly equal to the prescribed bedroom standard than in England as a whole, and this was at the expense of those with more bedrooms than prescribed as the number with fewer bedrooms than prescribed was in fact higher (13%) in London compared with 6% elsewhere. The proportion of households not having the prescribed bedroom standard was as high as 18% in regulated unregistered lets in London.

3.2 Personal characteristics of privately renting tenants

Nowadays, with the growth of owner occupation, and increases in public sector housing, the privately rented sector is often seen as increasingly providing for the young. Table 3.7 shows the age and sex distribution of tenancy holders in the sector as a whole and in the different sub-sectors. In 1978, 27% of tenants were under 30 years old (19% male, 8% female), 37% were aged between 30 and 59 years old (28% male, 9% female) and 36% of tenants were aged 60 years or more (19% male, 16% female). Although young tenants may have been on the increase the privately rented sector was still predominantly let to tenants aged 30 or over (73%).

As can be anticipated from our earlier description of variations in household type between the sub-sectors, the controlled lettings were dominated by elderly tenants, 88% were aged 60 or more. Among regulated registered lettings over half of the tenants were aged 60 or more. There was quite a different distribution of

* P G Gray and R Russell: *The Housing Situation in 1960*, COI 1962, p75. The standard is calculated as follows:

- i. each married couple is given one bedroom,
- ii. any other persons aged 21 or over are given one bedroom each;
- iii. unmarried persons aged 10–20 of the same sex are given one bedroom per pair;
- iv. any remaining person aged 10–20 is given a bedroom with a child aged 0–9 of the same sex; if this is not possible he or she is given a separate bedroom;
- v. any remaining children aged 0–9 are given one bedroom per pair any unpaired child given a separate bedroom.

Table 3.6 Privately renting sub-sectors by difference from bedroom standard

Difference from bedroom standard	Privately renting sub-sectors															
	Controlled			Regulated			Resident landlord	Rent free	Business etc	Other and not known	All lettings					
	Registered		Unregistered													
	Thous. %		Thous. %	Thous. %	Thous. %	Thous. %	Thous. %	Thous. %	Thous. %	Thous. %	Thous.					
<i>England</i>																
Two or more below	1	0	2	0	11	1	—	—	2	1	2	1	—	—	18	1
One below	5	3	35	7	91	8	10	7	10	4	9	6	1	3	161	7
Equal to standard	52	30	178	34	575	53	115	82	82	30	38	27	18	59	1,058	45
One above	87	50	202	38	266	25	14	10	111	40	40	30	9	29	729	31
Two above	29	17	107	20	119	11	1	1	53	19	30	22	2	7	342	14
Three or more above	1	1	4	1	14	1	—	—	17	6	17	12	—	—	52	2
Not known	—	—	—	—	2	0	1	0	—	1	1	—	—	—	3	0
Total	176	100	529	100	1,078	100	140	100	274	100	136	100	31	100	2,364	100
<i>London</i>																
Two or more below	—	—	1	1	5	2	—	—	1	2	1	—	—	—	8	1
One below	2	7	8	6	44	16	6	11	1	2	1	—	—	—	64	12
Equal to standard	18	56	58	44	167	62	48	84	15	42	8	1	—	—	324	58
One above	11	35	43	32	40	15	3	5	13	36	4	8	1	—	115	21
Two above	1	3	20	15	12	5	—	—	3	9	4	1	—	—	39	7
Three or more above	—	—	2	2	1	0	—	—	3	9	1	—	—	—	7	1
Not known	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	33	100	132	100	269	100	58	100	36	100	19	—	10	—	557	100
<i>Rest of England</i>																
Two or more below	1	1	1	0	7	1	—	—	1	1	1	0	—	—	11	1
One below	3	2	27	7	47	6	3	4	9	4	8	7	—	—	97	5
Equal to standard	34	24	120	31	407	50	66	80	67	28	30	26	10	—	735	41
One above	76	53	159	40	227	28	11	13	98	41	36	31	8	—	614	34
Two above	28	20	87	22	108	13	1	2	50	21	26	22	2	—	303	17
Three or more above	1	1	2	0	12	2	—	—	14	6	16	14	—	—	45	2
Not known	—	—	—	—	2	0	1	1	—	—	1	1	—	—	3	0
Total	143	100	396	100	809	100	83	100	239	100	117	100	20	—	1,807	100

Table 3.7 Privately renting sub-sectors by age and sex of tenant

Age and sex of tenant		Privately renting sub-sectors															
		Controlled			Regulated		Resident landlord		Rent free		Business etc		Other and not known		All lettings		
		Registered		Unregistered													
		Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%
<i>England</i>																	
Under 30	Male	—	—	69	13	281	26	32	23	47	17	8	6	4	13	442	19
	Female	—	—	15	3	139	13	23	17	5	2	4	3	1	3	187	8
30 to 59	Male	16	9	120	23	282	26	30	22	130	47	86	63	8	26	672	28
	Female	7	4	53	10	109	10	14	10	14	5	15	11	2	7	214	9
60 or more	Male	74	43	148	28	152	14	10	7	54	20	18	13	4	13	459	19
	Female	79	45	122	23	114	11	30	21	23	8	5	4	11	36	385	16
Age not known		—	—	1	0	1	0	1	0	1	0	1	1	—	—	5	0
Total		176	100	529	100	1,078	100	140	100	274	100	136	100	31	100	2,364	100
<i>London</i>																	
Under 30	Male	—	—	16	12	70	26	14	24	8	22	3	1	—	—	111	20
	Female	—	—	4	3	48	18	8	15	2	6	1	1	—	—	64	12
30 to 59	Male	1	3	39	29	63	24	15	26	20	55	11	2	2	—	150	27
	Female	2	6	14	10	35	13	8	14	3	8	2	1	1	—	65	12
60 or more	Male	16	50	38	28	31	12	4	8	2	6	1	2	—	—	94	17
	Female	13	41	21	16	21	8	8	14	1	3	1	4	—	—	69	12
Age not known		—	—	1	1	—	—	—	—	—	—	1	—	—	—	2	0
Total		33	100	132	100	269	100	58	100	36	100	19	—	10	—	557	100
<i>Rest of England</i>																	
Under 30	Male	—	—	53	13	211	26	18	22	40	17	5	4	3	—	330	18
	Female	—	—	12	3	90	11	15	18	3	1	3	2	—	—	123	7
30 to 59	Male	15	10	81	20	219	27	16	19	110	46	75	64	6	—	523	29
	Female	5	4	39	10	74	9	5	7	11	4	13	11	1	—	149	8
60 or more	Male	57	40	111	28	120	15	6	7	52	22	17	15	2	—	365	20
	Female	66	46	101	26	93	12	22	27	22	9	4	3	8	315	17	
Age not known		—	—	—	—	1	0	1	1	0	—	—	—	—	—	2	0
Total		143	100	396	100	809	100	83	100	239	100	117	100	20	—	1,807	100

tenants in regulated unregistered lettings and resident landlord lettings where 40% of tenants were under 30 years old. The rent free lettings and the business lettings were, not surprisingly predominantly let to men aged 30–59 years.

The pattern in London was by and large the same as for outside London. However in the capital there was a higher proportion of tenants aged under 30, compared with the rest of England. This was mainly due to there being proportionately more young female tenants in

Table 3.8 Privately renting sub-sectors by working status of tenant

Working status of tenant	Privately renting sub-sectors															
	Controlled						Resident landlord		Rent free		Business etc		Other and not known		All lettings	
	Registered			Unregistered												
	Thous.	%		Thous.	%		Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%
<i>England</i>																
Working full-time	33	19	220	42	655	61	78	55	209	75	126	93	15	49	1,334	56
Working part-time	8	5	40	7	37	3	4	3	15	5	6	4	1	3	111	5
Unemployed	2	1	18	3	45	4	9	6	2	1	—	—	1	3	77	3
Retired	95	54	162	31	158	15	24	17	31	11	3	2	9	29	482	20
In full-time education	—	—	6	1	95	9	9	7	3	1	—	—	—	—	113	5
Other non-working	38	22	83	16	93	9	16	12	15	5	1	1	5	16	251	11
Not known	—	—	—	—	1	0	—	—	—	—	—	—	—	—	1	0
Total	176	100	529	100	1,078	100	140	100	274	100	136	100	31	100	2,364	100
<i>London</i>																
Working full-time	10	30	67	51	184	69	38	66	30	83	17	—	6	—	351	63
Working part-time	1	3	9	7	13	5	3	5	1	2	—	—	—	—	27	5
Unemployed	—	—	6	4	10	4	4	6	—	—	—	—	—	—	19	3
Retired	15	45	35	27	32	12	7	11	3	9	1	—	4	—	96	17
In full-time education	—	—	1	1	18	7	1	2	2	6	—	—	—	—	23	4
Other non-working	7	22	14	11	13	5	6	10	—	—	1	—	1	—	43	8
Not known	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	33	100	132	100	269	100	58	100	36	100	19	—	10	—	557	100
<i>Rest of England</i>																
Working full-time	23	16	153	39	470	58	40	48	179	75	109	92	9	—	983	54
Working part-time	8	5	30	8	24	3	2	2	14	6	6	5	1	—	84	5
Unemployed	2	2	12	3	35	4	5	6	2	1	—	—	1	—	58	3
Retired	80	56	127	32	127	16	17	21	28	12	2	2	5	—	385	21
In full-time education	—	—	5	1	76	9	8	10	1	0	—	—	—	—	90	5
Other non-working	31	22	69	17	79	10	10	13	15	6	1	1	4	—	209	12
Not known	—	—	—	—	1	0	—	—	—	—	—	—	—	—	1	0
Total	143	100	397	100	809	100	83	100	239	100	117	100	20	—	1,807	100

regulated unregistered lettings and resident landlord lettings, and young people of both sexes in rent free lettings, in the capital.

As the regulated unregistered sub-sector was by far the largest within the privately rented sector, and it contained a high proportion of young tenants (under 30 years) compared with some other sub-sectors it is perhaps not surprising to find that it provided accommodation for 419,000 of the 629,000 young tenants in privately rented accommodation, that is it provided 67% of the lettings for that age group of tenant.

In 1978 56% of tenants in the privately rented sector were working full-time (see Table 3.8), a further 5% were working part-time and 3% were unemployed, that is 64% of tenants were economically active. Of those who were economically inactive the vast majority were elderly, 20% were retired, 11% were other cases of not working (mainly covering elderly women who had never worked or had not recently worked) and 5% were students in full-time education.

Tenants in the controlled sector were, of course predominantly retired or not working. Half the tenants in regulated registered lettings were working full-time but over a quarter were retired and a further 16% not working. Among regulated unregistered lettings and resident landlord lettings three quarters or more of the tenants were economically active. It was mainly within these two sectors that the student tenants were located.

Although under 10% of the lettings in these sub-sectors had student tenants, over 90% of all student tenancy holders were to be found there, 84% being among regulated unregistered lettings.

Rent free lettings and business lettings had an even higher proportion of tenants who were working, 80% of tenants of rent free properties were working full or part-time as were 97% of tenants with business lets. The nature of these two kinds of lettings requires, in many cases, a work involvement so the predominance of economic activity here is to be expected.

The picture for the capital was broadly similar to the country as a whole, proportionately more tenants in London were working and fewer were retired, but the dominant feature was a variation between sub-sectors similar to that in the rest of the country.

The occupational characteristics of the tenants can be examined in more detail in terms of the Registrar General's classification of socio-economic groups (SEG).^{*} The data have been presented with the classification collapsed to nine groups rather than the full seventeen. Table 3.9 shows the distribution of tenants within the SEGs for different sub-sectors, and for England, London and the rest of England separately. Among privately renting tenants in the

^{*} OPCS. *Classification of occupations 1980*. HMSO, 1980. p. xi-xii.

Table 3.9 Socio-economic group of tenant by privately renting sub-sectors

Socio-economic group of tenant	Privately renting sub-sectors				Resident landlord	Rent free	Business etc	Other and not known	All lettings
	Controlled	Regulated							
		Registered	Unregistered						
	%	%	%	%	%	%	%	%	
<i>England</i>									
Professional	1	3	5	10	8	1	—	4	
Employers and managers	5	7	9	10	20	53	6	12	
Intermediate non-manual	2	5	10	11	4	4	5	7	
Junior non-manual	7	14	14	13	16	9	18	14	
Skilled manual*	28	30	20	18	9	24	24	22	
Semi-skilled manual†	21	16	15	12	34	5	22	17	
Unskilled manual	13	5	3	4	2	—	4	4	
Full-time students and those not working	22	18	18	19	7	1	22	16	
Other and not known‡	1	3	5	3	1	4	—	4	
Total	100	100	100	100	100	100	100	100	
Weighted sample size	243	730	1,489	193	379	188	42	3,264	
<i>London</i>									
Professional	3	8	6	14	23	—	—	8	
Employers and managers	—	10	11	15	22	—	—	10	
Intermediate non-manual	6	9	15	13	5	—	—	11	
Junior non-manual	17	17	23	8	31	—	—	20	
Skilled manual*	23	25	14	23	—	—	—	17	
Semi-skilled manual†	15	14	11	8	9	—	—	12	
Unskilled manual	15	3	4	3	—	—	—	4	
Full-time student and those not working	22	12	12	12	8	—	—	12	
Other and not known	—	3	4	3	3	—	—	4	
Total	100	100	100	100	100	—	—	100	
Weighted sample size	47	182	371	79	49	25	14	768	
<i>Rest of England</i>									
Professional	—	1	5	6	6	1	—	3	
Employers and managers	6	6	10	8	19	57	9	12	
Intermediate non-manual	1	4	8	10	3	4	7	6	
Junior non-manual	5	13	12	17	14	8	13	12	
Skilled manual*	30	32	22	15	10	23	28	23	
Semi-skilled manual†	21	17	16	14	37	5	14	18	
Unskilled manual	12	5	3	5	2	—	—	4	
Full-time student and those not working	22	19	19	23	7	1	29	17	
Other and not known	1	2	6	3	1	3	—	4	
Total	100	100	100	100	100	100	100	100	
Weighted sample size	196	548	1,117	114	330	162	29	2,496	

* Includes own account non-professional, and foremen and supervisors—manual.

† Includes personal service, and agricultural workers.

‡ Includes armed forces.

country as a whole skilled manual workers formed the largest single group (22%), and semi-skilled manual workers the second largest group (17%). A substantial proportion (16%) of privately renting tenants cannot be classified into an occupational group as they were students or elderly people with no appropriate socio-economic group.

The controlled and regulated registered lets contained a higher than average proportion of tenants who were manual workers. In particular, controlled and regulated registered lettings included the highest proportion of tenants who were skilled manual workers (28% and 30% respectively). The distribution of socio-economic group among the regulated unregistered lettings closely reflects the distribution for all types of lettings in England. Resident landlord lets had a higher than average proportion of tenants who worked in professional or intermediate non-manual occupations, or were full-time students or tenants who were not working. A high proportion of rent free lettings had tenants who were in the semi-skilled manual group

(34%) and in fact two thirds of these were agricultural workers. Another large group within the rent free lettings were the tenants who were employers and managers (20%). Proportionately very few of the rent free lettings and tenants who were in the skilled manual group. The business and service lettings had very high proportions of tenants who were employers and managers, and also of tenants who were classified as skilled manual workers (24%); the greatest contribution to this latter group come from tenants who were working on their own account but had non-professional occupations.

When we look at the results separately for London and the rest of England we see that in London it was the junior non-manual group that was the largest single group of tenants in private renting, reflecting the larger number of employees of this kind generally in the capital.

Controlled and regulated registered lettings in London were, as in England as a whole, predominantly tenanted

Table 3.10 Privately renting sub-sectors by weekly income of tenant

Tenant's income	Privately renting sub-sectors																All lettings
	Controlled			Regulated			Resident landlord	Rent free	Business etc	Other and not known		Thous. %					
Thous. %	Thous. %	Thous. %	Thous. %	Thous. %	Thous. %	Thous. %	Thous. %	Thous. %	Thous. %	Thous. %	Thous. %	Thous. %					
<i>England</i>																	
Less than £20	38	22	56	11	115	11	16	11	18	7	9	6	2	8	254	11	
£20 to £30	60	34	114	22	168	16	28	20	29	11	8	6	8	26	415	18	
£30 to £40	9	5	53	10	90	8	7	5	19	7	10	7	1	5	190	8	
£40 to £50	8	5	38	7	98	9	14	10	45	16	10	7	1	5	215	9	
£50 to £60	10	6	44	8	98	9	10	7	39	14	11	8	3	10	215	9	
£60 to £80	11	6	64	12	181	17	19	13	43	16	14	10	6	20	337	14	
£80 to £100	2	1	35	7	73	7	12	9	17	6	4	3	1	3	146	6	
£100 and over	—	—	25	5	72	7	12	8	9	3	8	6	2	7	129	6	
Not known	38	21	99	19	183	17	23	16	55	20	62	46	5	16	463	20	
Total	176	100	529	100	1,078	100	140	100	274	100	136	100	31	100	2,364	100	
1st Quartile	£19.09	£24.50	£26.57	£24.82	£45.43	£34.15	—	—	—	—	—	—	—	—	£25.38	—	
Median	£25.22	£38.54	£47.66	£45.43	£69.82	£75.30	£66.36	—	—	—	—	—	—	—	£44.33	—	
3rd Quartile	£36.56	£65.72	£69.82	£75.30	£66.36	—	—	—	—	—	—	—	—	—	£67.36	—	
<i>London</i>																	
Less than £20	6	17	10	8	20	7	5	8	3	9	1	1	—	—	45	8	
£20 to £30	11	33	21	16	32	12	9	16	2	6	1	2	—	—	78	14	
£30 to £40	—	—	16	12	19	7	2	3	3	9	1	—	—	—	40	7	
£40 to £50	—	—	8	6	27	10	7	12	3	8	2	—	—	—	47	8	
£50 to £60	3	8	10	8	30	11	2	3	7	20	4	2	—	—	58	10	
£60 to £80	5	15	16	12	54	20	10	17	4	11	4	3	—	—	96	17	
£80 to £100	—	—	13	10	23	9	9	15	2	5	—	1	—	—	48	9	
£100 and over	—	—	10	8	22	8	6	10	1	2	—	—	—	—	39	7	
Not known	9	27	28	21	42	16	9	16	11	30	6	2	—	—	106	19	
Total	33	100	132	100	269	100	58	100	36	100	19	20	—	—	557	100	
1st Quartile	£20.49	£27.75	£33.03	£27.99	£33.40	£33.40	—	—	—	—	—	—	—	—	£28.77	—	
Median	£25.98	£47.46	£55.42	£59.66	£83.14	£51.89	—	—	—	—	—	—	—	—	£52.79	—	
3rd Quartile	£56.11	£77.35	£76.05	£83.14	£60.86	—	—	—	—	—	—	—	—	—	£74.96	—	
<i>Rest of England</i>																	
Less than £20	32	23	46	12	95	12	11	14	15	6	8	7	1	—	207	11	
£20 to £30	49	34	93	24	136	17	19	22	27	11	7	6	6	—	338	19	
£30 to £40	9	6	37	9	71	9	6	7	16	7	9	8	1	—	150	8	
£40 to £50	8	6	30	8	71	9	7	8	42	18	8	7	1	—	168	9	
£50 to £60	7	5	34	8	68	8	8	9	32	13	7	6	1	—	157	9	
£60 to £80	6	4	48	12	127	16	9	11	39	16	10	8	3	—	241	13	
£80 to £100	2	2	23	6	50	6	4	4	16	7	4	4	—	—	98	5	
£100 and over	—	—	15	4	51	6	6	7	9	4	8	7	2	—	90	5	
Not known	29	20	71	18	141	17	14	17	44	18	56	48	3	—	358	20	
Total	143	100	396	100	809	100	83	100	239	100	117	100	20	—	1,807	100	
1st Quartile	£18.76	£23.78	£25.35	£23.22	£34.30	£34.30	—	—	—	—	—	—	—	—	£24.60	—	
Median	£25.04	£36.31	£44.49	£38.20	£49.38	£49.38	—	—	—	—	—	—	—	—	£41.79	—	
3rd Quartile	£34.77	£61.55	£67.59	£62.40	£67.50	—	—	—	—	—	—	—	—	—	£64.73	—	

by people in the manual groups, although both these tenure sub-sectors also reflect the higher level of junior non-manual tenants in London. Regulated unregistered lets had a higher than average proportion of tenants in the junior manual and intermediate non-manual groups. Resident landlords lets in London had a higher than average proportion of professional, managerial and intermediate non-manual tenants. They also included a higher than average for London proportion of tenants in the skilled manual group.

The distribution of socio-economic group for tenants outside London was, overall, similar to the distribution for England. Most of the sub-sectors were also similar to the distribution for England as a whole. The major differences were apparent for resident landlord lets and rent free lets in which the differences within and outside London were considerable, the major effect being that of agricultural workers on the distribution of rent free lets.

Table 3.10 shows that the median gross weekly income amongst tenants in the private sector in 1978 was £44.33. A quarter of the tenants had gross weekly incomes lower than £25.38 and, at the other extreme, a quarter had incomes exceeding £67.36 per week. Among the sub-sectors, controlled lettings included the highest proportion of tenants with low incomes; 56% of tenants in controlled lettings (97,780) had gross weekly incomes of less than £30, as compared with an overall proportion of 29% for tenants in the privately rented sector. As shown above, households comprising elderly adults predominated amongst controlled lettings, and it is probable that most of these obtained their incomes principally from retirement pensions or state benefits. Over two-thirds of the tenants with gross weekly incomes beneath £30 were in the two regulated sub-sectors (453,000 out of 669,000), reflecting the overall predominance of this kind of letting. At the other end of the income scale, the table does not show much variation between sub-sectors in the proportions of

tenants with gross weekly incomes in excess of £80 except, of course, for the virtual absence of any tenants in controlled lettings from this income grouping. The pattern of variation between the sub-sectors is similar in London and elsewhere but incomes in the capital tended to be higher, and this tendency is accentuated at the middle and upper parts of the scale. Gross weekly income at the lower quartile was £28.77 among private renters in London, just over £4 above the lower quartile among private renters outside London. The median and upper quartile incomes in London were both more than £10 per week above their non-London equivalents. It will be shown later that rents in London were higher than elsewhere, and the ratio of rent to income will be examined.

The results in Table 3.10 should be interpreted with caution. Besides the tenants selected for the sample who

did not respond to the survey at all, a considerable proportion (20%) of those interviewed were unable or unwilling to give information about their incomes. It is particularly difficult for self-employed people to give an estimate of their current income, and as there were many such people among tenants with business-related lettings information about income was obtained for only just over half of the tenants in this sub-sector who were interviewed. In the other sub-sectors 79% or more of the tenants gave details of their incomes. If it is assumed that incomes are distributed amongst people who did not provide details in the same way as amongst those who did, estimates of the proportions of private tenants in the various income categories would rise. For example, it would be estimated that overall 35% of the tenants had gross weekly incomes of less than £30 in 1978, and that 70% of tenants in controlled lettings were in this income grouping.

4 Some complexities of the privately rented sector

Previous chapters have already shown that the sub-sectors within the privately rented sector have fairly different characteristics and provide accommodation for fairly different kinds of people. In this chapter we pursue in more depth some aspects that lead to complexities within the sector.

The sub-division of natural housing units is one feature which is concentrated to a large extent within the privately rented sector, while now affecting only a minority of the accommodation in the sector.

The sampling unit most often used in housing surveys is the domestic hereditament, that is the unit used for valuation and rating purposes, generally referred to as the rateable unit. For the vast majority of domestic accommodation a rateable unit covers a whole house or a purpose built flat. However where conversions have taken place several rateable units may exist within one house, or several self-contained flats may exist within one rateable unit. Consequently for the vast majority of households the accommodation which they occupy coincides with a whole rateable unit, but in a minority of cases several households may occupy one rateable unit. In such situations the sub-parts are generally referred to as accommodation units. The sub-division of houses into several rateable units, or rateable units into several accommodation units may be accomplished in such a way that the accommodation for each household is self-contained, or it may be that two or more households share some amenities and possibly some rooms. The vast majority of this sharing is between households who live within the same rateable unit although in a few cases the configuration is such that households living in separate rateable units share some amenities.

The analysis of housing surveys is generally carried out on the basis of the household and the accommodation it occupies. At the time of this survey a household was defined as an individual or group of people who live regularly at an address and are catered for by the same person and have at least one meal a day together, or who have common food purchasing arrangements. Conversely people who cater separately without a common food purchasing system are classified as being in separate households. This may result in some anomalies for housing surveys since four young people who choose to share the responsibilities for renting accommodation and the costs of lighting and heating are classified as one household or four according to their catering arrangements rather than their housing arrangements. If four young people renting a flat together are classified as four separate households, because they eat separately,

then they will count as four households sharing amenities and possibly rooms. If, on the other hand they eat together then the same people, using the same accommodation, will be classified as one household whereupon they will make no contribution to the count of sharing households. Changes were introduced to the definition of household in 1981 to reduce this particular anomaly.

Although most of this sub-division of properties and sharing between households occurs within the privately rented sector rather than in owner occupation or public sector renting some households in other sectors may be involved with such arrangements, as in the case of owner occupiers letting off accommodation or public sector tenants sub-letting part of their accommodation.

These complex letting situations affect a fairly small number of lettings within the privately rented sector but are heavily concentrated in certain types of lettings and tend to be dominated by young and very mobile tenants.

The analysis in this chapter looks at these issues in some detail and finally assesses them regionally.

4.1 The sub-divisions within private renting

Table 4.1 shows for all lettings and separately for different kinds of accommodation units what proportion of households lived in the whole of a rateable unit and what proportion shared the rateable unit with a number of other households. Nearly four fifths of all lettings in the private sector in 1978 were of whole rateable units, although nearly one in ten private lettings were in rateable units that contained four or more households. Accommodation units classified as self-contained were less likely than those which were not self-contained to be within rateable units that had two or more accommodation units, although about one in five of self-contained accommodation units that did not comprise a whole house were in such multi-occupied rateable units. Multi-occupation of rateable units was of course much more common among flats and rooms that were described as not being self-contained and for this group there were more frequently high numbers of accommodation units in the rateable unit. As many as 43% households who lived in accommodation that was not self-contained lived in rateable units which contained four or more accommodation units.

In London proportionately fewer households lived in singly occupied rateable units. The general picture in terms of different types of accommodation was similar to England as a whole.

Table 4.1 Type of accommodation by number of accommodation units in the rateable unit

Number of accommodation units in the rateable unit	Self-contained						Not self-contained		Other and not known		All lettings	
	Whole house		Flat		Other		Flat/rooms etc					
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%
<i>England</i>												
One	1,171	98	407	78	178	83	100	25	10	33	1,866	79
Two	8	1	55	10	16	8	67	17	8	27	154	7
Three	5	0	22	4	5	2	58	14	4	12	94	4
Four	1	0	5	1	5	2	45	11	2	5	58	2
Five	—	—	1	0	4	2	35	9	3	12	44	2
Six	—	—	3	1	—	—	23	6	3	11	30	1
Seven	—	—	—	—	—	—	24	6	—	—	24	1
Eight or more	—	—	12	2	3	1	46	11	—	—	61	3
Not known	6	1	18	4	4	2	7	1	—	—	33	1
Total	1,191	100	523	100	215	100	405	100	30	100	2,364	100
<i>London</i>												
One	83	97	186	76	39	78	32	19	3	—	343	62
Two	2	2	20	8	5	10	35	21	2	—	64	12
Three	—	—	13	5	3	6	29	17	4	—	49	9
Four	—	—	3	1	1	2	12	7	—	—	16	3
Five	—	—	1	0	—	—	13	8	1	—	15	3
Six	—	—	2	1	—	—	15	9	1	—	18	3
Seven	—	—	—	—	—	—	6	4	—	—	6	1
Eight or more	—	—	8	3	—	—	21	13	—	—	29	5
Not known	1	1	10	4	2	4	4	2	—	—	17	3
Total	86	100	243	100	50	100	167	100	11	—	557	100
<i>Rest of England</i>												
One	1,088	98	221	79	139	84	68	28	7	—	1,523	84
Two	6	0	35	12	11	7	32	14	6	—	90	5
Three	5	0	10	3	2	1	29	12	—	—	46	3
Four	1	0	3	1	4	2	32	14	2	—	42	2
Five	—	—	—	—	4	2	22	9	2	—	28	2
Six	—	—	1	0	—	—	8	4	2	—	11	1
Seven	—	—	—	—	—	—	18	7	—	—	18	1
Eight or more	—	—	4	1	3	2	25	10	—	—	32	2
Not known	5	0	6	2	2	1	4	2	—	—	17	1
Total	1,105	100	280	100	165	100	238	100	19	—	1,807	100

Table 4.2 Number of accommodation units in the rateable unit by sharing of rooms and amenities

Sharing of rooms and amenities	Number of accommodation units in the rateable unit										All lettings	
	One		Two		Three		Four or more					
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%
<i>England</i>												
Shares rooms and amenities	42	2	13	9	25	27	57	26	—	—	137	6
Shares amenities not rooms	53	3	54	35	35	37	122	56	—	—	268	11
Shares neither	1,759	94	85	55	34	36	37	17	—	—	1,944	82
Not known	11	1	2	1	—	—	1	0	—	—	15	1
Total	1,866	100	154	100	94	100	216	100	—	—	2,364	100
<i>London</i>												
Shares rooms and amenities	13	4	4	6	9	18	5	6	—	—	31	5
Shares amenities not rooms	16	5	31	48	22	46	63	73	—	—	134	24
Shares neither	310	90	28	44	17	36	17	20	—	—	386	69
Not known	4	1	2	3	—	—	1	1	—	—	7	1
Total	343	100	64	100	48	100	86	100	—	—	557	100
<i>Rest of England</i>												
Shares rooms and amenities	29	2	10	11	16	35	52	40	—	—	107	6
Shares amenities not rooms	36	2	23	26	13	28	59	45	—	—	134	7
Shares neither	1,449	95	57	63	17	37	20	15	—	—	1,558	86
Not known	8	1	—	—	—	—	—	—	—	—	8	0
Total	1,523	100	90	100	46	100	131	100	—	—	1,807	100

The sharing of facilities between households can be of varying kinds. The closest proximity of sharing is that of having rooms shared by separate households. In this context bedrooms, living rooms and large kitchens are counted as rooms but bathrooms and toilets are not. A form of sharing thought of as less intensive is the sharing of amenities such as the bath, the wash basin and the kitchen sink. Other forms of sharing such as common entrances, hall ways and corridors have not been included in this analysis.

In England as a whole there were virtually no households who shared rooms who did not also share amenities. As was explained earlier it is possible for people to have sharing arrangements which transcend rateable unit boundaries and a few households occupying a whole rateable unit said they shared, although 94% did not (Table 4.2). Among households who lived in rateable units containing two accommodation units over half shared neither rooms nor amenities; most of the sharing that did take place was of amenities only

Table 4.3 Whether or not adults in the household are related by number of accommodation units in the rateable unit

Table 4.3 Whether or not adults in the household are related by number of accommodation units in the rateable unit												
Number of accommodation units in the rateable unit	Whether or not adults in the household are related											
	One adult		Two adults				Three or more adults				All lettings	
			Related		Unrelated		Some or all related		All unrelated			
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%
<i>England</i>												
One	538	65	954	87	49	59	291	93	34	69	1,866	79
Two	68	8	61	6	9	11	12	4	4	9	154	7
Three	43	5	32	3	10	12	4	1	5	11	94	4
Four	42	5	8	1	2	2	2	1	3	6	57	2
Five	29	4	10	1	2	2	1	0	1	2	44	2
Six	26	3	3	0	1	1	—	—	—	—	30	1
Seven	23	3	—	—	2	2	—	—	—	—	24	1
Eight or more	46	6	9	1	5	6	—	—	2	3	61	3
Not known	9	1	19	2	3	4	2	1	—	—	33	1
Total	824	100	1,096	100	83	100	312	100	49	100	2,364	100
<i>London</i>												
One	96	47	163	70	19	51	50	85	15	66	343	62
Two	25	13	24	10	5	14	7	11	3	12	64	12
Three	18	9	20	8	8	22	2	3	—	4	48	9
Four	10	5	2	1	1	3	1	1	2	10	16	3
Five	11	5	4	2	—	—	—	—	—	—	15	3
Six	15	7	3	1	—	—	—	—	—	—	18	3
Seven	6	3	—	—	—	—	—	—	—	—	6	1
Eight or more	19	10	6	3	3	7	—	—	1	4	29	5
Not known	3	1	13	5	1	3	—	—	—	—	18	3
Total	203	100	235	100	37	100	60	100	22	100	557	100
<i>Rest of England</i>												
One	443	71	791	92	29	64	240	95	19	71	1,523	84
Two	42	7	36	4	4	9	5	2	2	7	90	5
Three	25	4	12	1	2	4	2	1	5	17	46	3
Four	32	5	7	1	1	1	1	1	1	2	41	2
Five	19	3	7	1	2	5	1	1	—	—	29	2
Six	11	2	—	—	1	1	—	—	—	—	12	1
Seven	16	3	—	—	2	3	—	—	—	—	18	1
Eight or more	26	4	3	0	2	5	—	—	1	3	32	2
Not known	6	1	6	1	2	4	2	1	—	—	16	1
Total	621	100	861	100	46	100	252	100	27	100	1,807	100

(35%) rather than of rooms as well as amenities (9%). Just over a third of households living in rateable units containing three accommodation units did not share, a further 37% shared amenities only but over a quarter shared rooms. Over four fifths of households in rateable units containing four or more accommodation units shared either amenities or rooms or both. The higher degree of sharing between households in the more multiple-occupied rateable units was found particularly among those which shared amenities only rather than those which shared rooms.

The proportion of households sharing amenities or rooms was higher in London than in the rest of England but the difference was contained within amenity sharing and the proportion of households sharing rooms was not appreciably higher for households in the more multiple-occupied rateable units. Only 6% of households in London living in rateable units with four or more accommodation units shared rooms and amenities, whereas 73% shared amenities. This compared with 40% of households in similar circumstances in the rest of England sharing rooms and amenities and 45% sharing amenities.

We look in Table 4.3 at the number of accommodation units in the rateable unit according to whether the adults in the household (defined on a catering basis) are related to each other or not. One would expect that among one person households there would be a greater likelihood of relatively high proportions of households in heavily

multi-occupied rateable units, some of this being the effect of splitting individuals with common housing agreements into separate households. Conversely one would expect a smaller proportion of households among those which contained three or more unrelated adults to live in rateable units that were highly multi-occupied and the household was itself incorporating a form of multi-occupation, that is the living together of a number of unrelated adults.

In England as a whole 21% of one adult households lived in rateable units that contained four or more accommodation units, for households of two related adults this proportion was as low as 3%, and amongst households of two unrelated adults 13% lived in rateable units with four or more accommodation units. Households of three or more adults, some or all related, tended not to live in highly multi-occupied rateable units, and among households of three or more unrelated adults 11% lived in rateable units containing four or more households. In London the population of one adult households living in rateable units with four or more accommodation units was as high as 30% reflecting again the possibility of the sub-division of housing units with smaller households but also the larger number of single unit (bed-sitter) lettings in the capital.

Table 4.4 shows what kind of sharing was taking place for households depending on the number of adults and whether or not they were related. It was among one adult households that by far the highest proportion of

Table 4.4 Whether or not adults in the household are related by sharing of rooms and amenities

Sharing of rooms and amenities	Whether or not adults in the household are related											
	One adult		Two adults				Three or more adults				All lettings	
			Related		Unrelated		Some or all related		All unrelated			
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%
<i>England</i>												
Shares rooms and amenities	117	14	18	2	3	4	—	—	—	—	137	6
Shares amenities not rooms	173	21	71	6	14	17	8	3	1	3	268	11
Shares neither	530	64	999	91	66	80	302	97	47	95	1,944	82
Not known	5	1	9	1	—	—	1	0	1	2	15	1
Total	824	100	1,096	100	83	100	312	100	49	100	2,364	100
<i>London</i>												
Shares rooms and amenities	23	11	7	3	1	2	—	—	—	—	31	5
Shares amenities not rooms	75	37	42	18	10	27	6	10	1	4	134	24
Shares neither	102	50	183	78	26	71	54	90	20	92	386	69
Not known	3	1	3	1	—	—	—	—	1	4	7	1
Total	203	100	235	100	37	100	60	100	22	100	557	100
<i>Rest of England</i>												
Shares rooms and amenities	94	15	11	1	2	5	—	—	—	—	107	6
Shares amenities not rooms	97	16	29	3	4	9	3	1	1	2	134	7
Shares neither	428	69	816	95	40	87	249	99	27	98	1,558	86
Not known	2	0	6	1	—	—	1	0	—	—	8	0
Total	621	100	862	100	46	100	252	100	27	100	1,807	100

Table 4.5 The separateness of the accommodation by privately renting sub-sector

Privately renting sub-sectors	Self-contained				Not self-contained				Other and not known		All lettings			
	House		Flat	Other	Rooms and amenities		Amenities only							
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%		
England														
Controlled	141	12	19	4	4	2	—	—	11	4	1	2	176	7
Regulated registered	330	28	152	29	17	8	2	2	14	5	13	26	529	22
Regulated unregistered	468	40	252	48	60	28	97	72	169	65	30	61	1,078	46
Resident landlord	3	0	49	9	5	2	28	21	53	20	2	4	140	6
Rent free	184	16	28	5	47	22	6	4	9	3	2	3	274	12
Business etc	46	4	4	1	82	38	1	1	3	1	1	2	136	6
Other and not known	11	1	16	3	1	—	—	—	2	1	1	2	31	1
Total	1,184	100	520	100	214	100	134	100	260	100	49	100	2,364	100
London														
Controlled	8	9	15	6	1	2	—	—	9	7	—	—	33	6
Regulated registered	41	48	70	29	8	16	1	4	5	3	7	—	132	24
Regulated unregistered	25	29	119	50	16	31	17	58	82	62	8	—	269	48
Resident landlord	—	—	17	7	1	2	9	32	30	22	—	—	58	10
Rent free	9	10	12	5	9	17	1	4	4	3	1	—	36	6
Business etc	2	3	—	—	15	30	1	3	1	1	1	—	19	3
Other and not known	—	—	7	3	1	2	—	—	2	1	—	—	10	2
Total	85	100	241	100	50	100	29	100	133	100	17	—	557	100
Rest of England														
Controlled	133	12	5	2	3	2	—	—	2	1	1	3	143	8
Regulated registered	289	26	82	29	9	5	1	1	9	7	6	18	396	22
Regulated unregistered	443	40	132	47	44	27	80	76	87	68	21	68	809	45
Resident landlord	3	0	32	11	4	2	19	18	23	18	2	6	83	5
Rent free	175	16	15	6	38	23	5	4	5	4	1	2	239	13
Business etc	44	4	4	1	66	40	—	—	2	2	1	3	117	6
Other and not known	4	1	9	3	—	—	—	—	—	—	—	—	20	1
Total	1,098	100	279	100	164	100	106	100	127	100	32	100	1,807	100

households sharing rooms was found (14% in England, 11% in London, 15% in the rest of England). A certain amount of this sharing may well be the result of a separation of people into separate households when in housing terms such a division is an unnatural one, as discussed in the introduction to this chapter.

4.2 Separateness in private renting

By combining the data about whether the accommodation unit is self-contained with the more detailed information as to whether both rooms and amenities are shared or only amenities we can derive a variable that describes a wide range of the accommodation types to

be found within the privately rented sector in terms of the separateness of the household's accommodation.

Table 4.5 shows the distribution of privately renting sub-sectors within the different levels of separateness of the accommodation. Self-contained houses and flats in the privately rented sector in the country as a whole were fairly similarly distributed into the sub-sectors. Flats were a little more likely to be in the regulated unregistered sub-sector than houses, and houses contained a higher proportion of controlled lettings than did self-contained flats, but these differences were small compared with those between houses and self-

Table 4.6 The separateness of the accommodation by whether lettings are furnished or unfurnished

Table 4.6 The separateness of the accommodation by whether lettings are furnished or unfurnished														
	Self-contained						Not self-contained				Other and		All lettings	
	House		Flat		Other		Shares rooms and amenities		Shares amenities only		not known		Thous.	%
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%		
<i>England</i>														
Furnished	83	7	118	23	24	11	121	90	152	59	14	28	513	22
Unfurnished	1,100	93	402	77	190	89	13	10	107	41	35	72	1,849	78
Total	1,184	100	520	100	214	100	134	100	260	100	49	100	2,364	100
<i>London</i>														
Furnished	13	16	59	24	9	19	26	89	74	55	2		184	33
Unfurnished	72	84	182	76	41	81	3	11	59	45	15		371	67
Total	85	100	241	100	50	100	29	100	133	100	17		557	100
<i>Rest of England</i>														
Furnished	70	6	59	21	14	9	95	90	79	62	12	38	328	18
Unfurnished	1,028	94	220	79	150	91	10	10	49	38	20	62	1,477	82
Total	1,098	100	279	100	164	100	106	100	127	100	32	100	1,807	100

contained flats and all the other types of accommodation. The other self-contained accommodation, which was mostly connected with business properties was heavily concentrated among the rent free lettings and lettings associated with business, over half being in these two categories. The lettings that were not self-contained were predominantly in the regulated unregistered sub-sector, with a sizeable additional proportion being in the resident landlord sub-sector. Among the lettings which involved the sharing of rooms as many as 72% were in the regulated unregistered sub-sector. Very few of such lettings were regulated registered lettings.

Comparing London with the rest of England there were several notable differences. Nearly half the houses let in London had regulated registered rents whereas elsewhere the major sub-sector for rented houses was the regulated unregistered sub-sector. The distribution between sub-sectors of self-contained flats was similar inside and outside London. Other self-contained lettings were proportionately more likely to be in the regulated registered sub-sector in London and less likely to be rent free or business associated lettings compared to the rest of the country. The accommodation that was not self-contained was predominantly in the regulated unregistered sector in London and elsewhere, although in London there was evidence of a greater involvement of resident landlords especially where room sharing as well as amenity sharing was concerned.

The type of accommodation and its degree of separateness was thus very closely associated with the sub-sectors within the privately rented sector.

Similarly Table 4.6 shows a strong relationship between the degree of separateness and whether the accommodation was let furnished or unfurnished. The results were very similar for London and the rest of England in that nearly nine tenths of the lettings that involved sharing rooms were furnished lettings, and over half of those involving the sharing of amenities only were furnished. The overall higher level of furnished accommodation in London was mostly due to the higher proportion of houses that were let furnished in the capital.

Over half (58%) of privately rented accommodation in England was let by landlords who are non-resident individuals (Table 4.7). The proportion of lettings with this kind of landlord was of a similar order for accommodation of all the types shown with the exception of self-contained units not described as houses or flats. These were mainly units that were self-contained in an accommodation sense but integral with other premises such as shops and other businesses. For over half of these sorts of lettings the landlord was the employer of someone in the household. Employer landlords, although not the most common landlords for houses, nevertheless accounted for over a quarter of the private lettings of whole houses.

Resident landlords formed a higher proportion of landlords among the accommodation that was not self-contained than in any other kind of lettings: a fifth of such lettings had resident landlords (we have already mentioned that the majority of these lettings had non-resident individuals as landlords). In England as a whole property companies had a higher than average concern with self-contained flats rather than other kinds of lettings.

Comparing lettings of whole houses in London and elsewhere, a higher proportion (30%) of those in the capital were let by property companies than was the case in the rest of the country (6%), where a higher proportion (29%) were let by employers than was the case in the capital (15%). London had proportionately fewer landlords who were non-resident individuals in all types of accommodation.

A higher proportion of London self-contained flats (24%) were let by property companies than was the case in the rest of the country (12%). London self-contained lettings that were associated with other premises were proportionately less dominated by employer landlords (31%) than was the case outside the capital (58%). The number of lettings with shared rooms in London was rather small and contained a few cases that could not be classified by the main landlord types. This has distorted the distribution for London but probably does not in fact represent any real difference in the nature of the

Table 4.7 The separateness of the accommodation by type of landlord

Type of landlord	Self-contained						Not self-contained				Other and not known		All lettings	
	House		Flat		Other		Shares rooms and amenities		Shares amenities only					
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%
England														
Resident individual	3	0	51	10	5	2	28	22	56	22	2	4	146	6
Non-resident individual	716	60	289	56	84	39	80	64	166	64	31	64	1,369	58
Employer	334	28	58	11	111	52	7	4	9	4	4	8	522	22
Property company	88	7	92	18	6	3	4	10	27	10	7	15	225	10
Other	42	3	29	6	8	4	14	1	2	1	5	10	101	4
All landlords	1,184	100	520	100	214	100	134	100	260	100	49	100	2,364	100
London														
Resident individual	0	0	19	8	1	2	9	32	33	25	—		62	11
Non-resident individual	44	52	127	53	26	51	9	30	71	53	9		287	52
Employer	12	15	23	10	15	31	2	7	4	3	1		58	10
Property company	25	30	58	24	4	8	1	4	24	18	5		117	21
Other	3	4	14	6	4	8	8	28	2	1	3		33	6
All landlords	85	100	241	100	50	100	29	100	133	100	17		557	100
Rest of England														
Resident individual	3	0	32	11	4	2	19	18	24	18	2	6	84	5
Non-resident individual	672	61	162	58	58	35	72	68	95	75	22	70	1,082	60
Employer	321	29	35	12	96	58	5	4	5	4	3	9	464	26
Property company	63	6	34	12	3	2	3	3	2	3	8	108	6	
Other	39	4	16	6	4	3	6	6	0	0	2	7	68	4
All landlords	1,098	100	279	100	164	100	106	100	127	100	32	100	1,807	100

Table 4.8 The separateness of the accommodation by difference from the bedroom standard

Difference from bedroom standard	Self-contained						Not self-contained				Other and not known		All lettings	
	House		Flat		Other		Rooms and amenities		Amenities only					
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%
England														
One or more below	69	6	58	11	20	9	6	5	20	8	6	12	179	8
Equal to standard	305	26	308	59	76	36	120	90	219	84	26	53	1,058	45
One above	395	42	131	25	79	37	2	1	13	5	10	21	729	31
Two or more above	314	27	22	4	39	18	6	4	8	3	5	11	394	17
Not known	1	0	—	—	1	0	—	—	1	0	1	3	3	0
Total	1,184	100	520	100	214	100	134	100	260	100	49	100	2,364	100
London														
One or more below	9	11	32	13	7	14	5	18	16	12	2		72	13
Equal to standard	16	19	143	59	23	46	21	74	109	82	10		324	58
One above	32	37	58	24	13	27	—	—	6	5	5		115	21
Two or more above	28	33	7	3	7	14	2	8	1	1	1		46	8
Not known	—	—	—	—	—	—	—	—	—	—	—		—	—
Total	85	100	241	100	50	100	29	100	133	100	17		557	100
Rest of England														
One or more below	60	5	26	9	13	8	1	1	3	2	4	13	107	6
Equal to standard	289	26	165	59	53	32	99	94	110	87	16	52	735	41
One above	463	42	73	26	65	40	2	2	6	5	5	16	614	34
Two or more above	286	26	15	5	32	20	3	3	7	6	4	14	348	19
Not known	1	0	—	—	1	0	—	—	1	1	1	4	3	0
Total	1,098	100	279	100	164	100	106	100	127	100	32	100	1,807	100

lettings—only in the collection of data about the landlord. With a bigger sample we would probably have concluded that resident non-individual landlords were the most common kind of landlord, with resident landlords making a considerable contribution. London lettings with shared amenities only show a higher proportion of landlords who were resident individuals or property companies than was the case outside the capital, but a lower proportion of non-resident landlords.

One of the measures of space utilisation is the measurement based on the bedroom standard.* Table 4.8 shows that in England as a whole 45% of privately rented

lettings met the standard exactly, 8% of households had fewer bedrooms than the standard and 48% had more bedrooms than the standard. We have presented the data separately for those that had one bedroom more than the standard requirement and those that had two or more bedrooms more than the standard. Whole house lets were the most likely to have more bedrooms than the standard: 42% had one more, and a further 27% had two or more, bedrooms above the standard, while about a quarter of whole house lets just met the standard. Among self-contained flats approximately 60% just met the standard, a quarter having one bedroom more than the standard, and only 4% having two or more bedrooms above the standard. The self-contained accommodation that was attached to other premises was more likely than the flats to have more

* See p. 23

Table 4.9 The separateness of the accommodation by type of household

Household type	Self-contained						Not self-contained				Other and not known		All lettings	
	House		Flat		Other		Rooms and amenities		Amenities only		Thous.	%	Thous.	%
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%				
England														
One adult, aged 16-59	50	4	76	15	14	7	113	84	127	49	10	21	390	17
Two adults, aged 16-59	137	12	149	29	54	25	15	11	55	21	16	33	429	18
Small family group	213	18	61	12	41	19	2	1	17	7	7	15	341	14
Large family group	88	7	12	2	23	11	-	-	2	1	1	1	126	5
Large, mainly adult group	191	16	53	10	43	20	-	-	9	4	6	13	302	13
Two adults, one or both aged 60 or more	268	23	72	14	25	12	2	1	11	4	2	4	380	16
One adult, aged 60 or more	235	20	95	18	13	6	2	2	40	15	7	14	392	17
Not known	2	0	1	0	1	0	1	1	-	-	-	-	4	0
Total	1,184	100	520	100	214	100	134	100	260	100	49	100	2,364	100
London														
One adult, aged 16-59	6	7	31	13	2	4	23	79	55	41	4		120	22
Two adults, aged 16-59	7	9	67	28	12	25	4	14	32	24	4		128	23
Small family group	13	15	29	12	10	20	1	4	10	7	3		65	12
Large family group	11	13	8	3	6	11	-	-	1	1	-		25	5
Large, mainly adult group	12	15	33	14	13	25	-	-	7	5	4		69	12
Two adults, one or both aged 60 or more	25	29	34	14	3	6	1	4	9	7	1		73	13
One adult, aged 60 or more	10	12	40	17	3	6	-	-	20	15	2		75	14
Not known	1	1	-	-	1	2	-	-	-	-	-		2	0
Total	85	100	241	100	50	100	29	100	133	100	17		557	100
Rest of England														
One adult, aged 16-59	43	4	45	16	12	7	91	86	72	57	7	21	271	15
Two adults, aged 16-59	130	12	82	29	42	26	11	10	23	18	18	40	301	17
Small family group	200	18	32	11	31	19	1	1	7	6	6	14	276	15
Large family group	78	7	4	2	17	10	-	-	1	1	1	2	100	6
Large, mainly adult group	178	16	21	7	30	18	-	-	3	2	2	6	233	13
Two adults, one or both aged 60 or more	244	22	39	14	22	13	1	1	2	1	1	2	307	17
One adult, aged 60 or more	225	20	55	20	10	6	2	2	20	16	5	15	317	18
Not known	1	0	1	0	-	-	1	1	-	-	-	-	2	0
Total	1,098	100	279	100	164	100	106	100	127	100	32	100	1,807	100

bedrooms than the standard (55% as against 29%). In contrast 90% of accommodation units that shared rooms and 84% that shared amenities only had the number of bedrooms that just met the standard.

In London there were proportionately more lettings where the number of bedrooms was below that set by the standard (13%) compared with elsewhere in England (6%). This was particularly noticeable when comparing accommodation that was not self-contained in London and elsewhere.

There are relatively few whole house lets in London but among those that there were a third had two or more bedrooms in excess of the standard; the comparable proportion outside the capital was a quarter.

Self-contained accommodation attached to other premises was proportionately more likely to meet the standard exactly in London than out of London.

Next in Table 4.9 we show the types of household that were accommodated within lettings with different degrees of separateness. In England as a whole 43% of whole house lets contained small households of elderly adults. This is clearly consistent with the result showing the high proportion of whole house lets with more bed-

rooms than is set in the standard. Among self-contained flats, on the other hand, 44% of lettings contained small households of working-age adults. In the other self-contained lettings 50% of the households were small or large families or large mainly adult groups. This reflects the strong employment associations that exist with this type of accommodation.

In the accommodation that was not self-contained the households were predominantly small households containing people of working-age; 84% of lettings involving sharing rooms were to one person households with the tenant aged 16-59, a further 11% of such lettings were to two person households where both people were of working age. In lettings that shared amenities but not rooms 68% of households were either one or two persons of working age. There were, overall, proportionately more households of one or two adults aged 16-59 in London as compared to the rest of England, but in terms of the kinds of households within particular accommodation types the distributions were similar in London and outside. The difference in the overall figures is due to the fact that in London relatively few lettings were of whole houses whereas outside London most lettings were of this kind, and whole houses were less likely proportionately to contain small households of younger adults.

Table 4.10 The separateness of the accommodation by year of tenancy agreement

Year of tenancy commencement	Self-contained			Not self-contained		All lettings
	House	Flat	Other	Rooms and amenities	Amenities only	
1975 or later	Thous. <i>England</i> 258 22%	231 44%	72 34%	118 88%	150 58%	856 36%
1975 or later	Thous. <i>London</i> 18 21%	90 37%	18 35%	24 82%	65 49%	222 40%
1975 or later	Thous. <i>Rest of England</i> 240 22%	141 51%	54 33%	95 90%	85 67%	635 35%

Table 4.11 Year of letting commencement by numbers of accommodation units in the rateable unit

Number of accommodation units in the rateable unit	Year of letting commencement																	
	Rent free		1957 or before		1958 to 1961		1962 to 1967		1968 to 1971		1972 to 1974		1975 to 1976		1977 to 1978		All lettings	
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%
<i>England</i>																		
One	254	88	417	93	69	87	160	84	191	84	182	77	268	71	288	60	1,866	79
Two	15	5	15	3	7	9	15	8	17	7	17	7	30	8	38	8	154	7
Three	4	2	9	2	2	6	3	6	3	11	5	22	6	33	7	94	4	
Four or more	13	5	3	1	2	2	3	2	9	4	23	10	51	14	112	23	216	9
Not known	2	1	4	1	—	—	3	2	4	2	4	1	7	1	7	2	34	1
Total	288	100	448	100	79	100	190	100	227	100	237	100	378	100	478	100	2,364	100
<i>London</i>																		
One	35	91	67	76	14	65	29	63	39	69	42	54	48	51	62	49	343	62
Two	2	5	8	9	6	26	8	17	9	15	8	10	12	12	13	10	64	12
Three	—	—	8	9	1	4	5	12	4	6	9	12	12	12	9	7	48	9
Four or more	2	5	2	2	1	5	1	2	4	7	17	22	19	20	40	32	86	15
Not known	—	—	3	4	—	—	3	6	1	3	1	2	4	5	2	2	16	2
Total	38	100	88	100	21	100	46	100	57	100	77	100	95	100	126	100	557	100
<i>Rest of England</i>																		
One	220	88	350	97	55	95	131	91	152	89	141	88	220	79	226	64	1,522	84
Two	13	5	6	2	1	3	7	5	8	5	9	6	18	6	25	7	90	5
Three	4	2	2	0	1	1	1	1	3	2	1	1	10	4	24	7	46	3
Four or more	11	5	1	0	1	1	2	1	5	3	6	4	32	11	71	20	131	7
Not known	2	—	2	1	—	—	3	2	2	1	3	1	2	—	6	2	18	1
Total	249	100	361	100	58	100	144	100	170	100	160	100	282	100	352	100	1,807	100

Finally we look at the data relating to the year the letting started (Table 4.10). The next section deals with this topic in more detail but variations in bedroom standard and household type lead one to expect a fairly marked variation in when the tenancies in these different kinds of accommodation started. We have used a simple dichotomy for this, taking the proportion of lets that started in 1975 or later, compared with those starting in 1974 or before.

In England as a whole 36% of lets started in 1975 or later but this proportion ranged from 22% of whole house lets to 88% of lettings that involved sharing rooms and amenities. The different types of accommodation contained lower proportions of recent lets the more stable the life styles of the kinds of tenants we have seen are associated with the properties. The next lowest proportion of recent lettings after lettings of whole houses was in the self-contained accommodation often connected with business premises, 34% of these had been let in 1975 or later. Self-contained flats were next in order with 44% of the group having been let in 1975 or later. Among accommodation that was not self-contained and involved the sharing of amenities but not rooms 58% had been let in 1975 or later. The highest proportion of recent lets, 88%, as already mentioned

was in the accommodation units that involved sharing rooms as well as amenities. There was little difference in the proportion of recent lettings in accommodation of a similar sort whether it was in London or outside except that self-contained flats outside the capital indicated a higher proportion of recent lettings than the London ones did.

The turnover in lettings of the kind that involve sharing is clearly very much greater than in other lettings.

4.3 Characteristics of recent lettings

In Chapter 3 we showed that there was a very wide range indeed in the length of time lettings had been in existence. In England as a whole 20% of private lettings had started in 1977 or 1978 and about the same proportion had started in 1957 or earlier. In this section we look at the lettings of different length and see whether the characteristics of the lettings vary. Table 4.11 shows the number of accommodation units that existed within the rateable unit that contained the letting by length of letting.* In England as a whole, 79% of lettings were

* Data was not collected about when the letting started for all rent free lettings. However, all cases have been included in the tables in this section so that the totals present data for the whole sample.

Table 4.12 Year of letting commencement by whether lettings are furnished or unfurnished

	Year of letting commencement																	
	Rent free		1957 or before		1958 to 1961		1962 to 1967		1968 to 1971		1972 to 1974		1975 to 1976		1977 to 1978		All lettings	
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%
<i>England</i>																		
Furnished	20	7	2	0	1	6	3	12	5	49	21	137	36	283	59	513	22	
Unfurnished	266	93	446	99	78	99	184	97	214	95	188	79	240	64	195	41	1,849	78
Not known	1	0	1	0	—	—	—	—	—	—	—	1	0	—	—	2	—	—
Total	288	100	449	100	79	100	190	100	227	100	237	100	378	100	478	100	2,364	100
<i>London</i>																		
Furnished	8	20	2	—	—	2	4	5	9	29	37	47	49	92	73	184	33	
Unfurnished	30	77	86	98	21	100	44	96	52	91	48	63	48	51	34	27	371	67
Not known	1	3	—	—	—	—	—	—	—	—	—	—	—	—	—	1	0	—
Total	38	100	88	100	21	100	46	100	57	100	77	100	95	100	126	100	557	100
<i>Rest of England</i>																		
Furnished	13	5	—	—	1	5	3	7	4	20	13	90	32	191	54	328	18	
Unfurnished	237	95	360	100	57	99	140	97	162	96	140	87	192	68	161	46	1,477	82
Not known	—	—	1	0	—	—	—	—	—	—	—	1	0	—	—	1	0	—
Total	249	100	361	100	58	100	144	100	170	100	160	100	282	100	352	100	1,807	100

singly occupied rateable units and 9% were in rateable units that contained accommodation for four or more households.

There was a consistent trend with length of letting showing 93% of lettings that started in 1957 or earlier to be of singly occupied rateable units, whereas only 60% of lettings that commenced in 1977 or 1978 were of singly occupied rateable units. If we take four or more accommodation units in a rateable unit as being an indicator of fairly heavy multi-occupation we find that only 1% of the oldest lettings were in heavily multi-occupied rateable units, whereas 23% of lettings that started in 1977 or 1978 were in rateable units of this kind.

In London multi-occupation of rateable units was proportionately more common than outside London, the relationship with year of letting being plainly evident both in the capital and outside.

In London there appeared to be a dichotomy between lettings that had started in 1971 or earlier and those that started in 1972 or later. This suggests that certain kinds of lettings in the capital may have an expected life of up to five years or so and that consequently a market with more rapid turnover, associated with multi-occupancy, exists alongside the new lettings which will in the event continue for considerable periods. Outside London it would seem that the expected life of lettings in such a market with more rapid turnover may be shorter, possibly about three years.

Table 4.12 shows what proportion of lettings, of various lengths, were furnished lettings. In England as a whole 59% of lettings that had started in 1977 or 1978 were furnished, as were 36% of those that started in 1975 or 1976 and 21% of those that started in 1972 to 1974. Among longer established lettings the proportion of furnished accommodation was very low.

In London the overall proportion of furnished lettings was considerably higher (33%) than in the rest of

England (18%). Nearly three quarters of the London lettings that had started in 1977 or 1978 were furnished. The year of letting commencement groups in which the proportion of furnished lets was high coincide with those in which there was a high proportion of heavy multi-occupation, and as with those findings the lettings affected in London cover a longer time span than do those affected outside London, going back to 1972–74 for private lettings in London but only to 1975–76 outside London.

Table 4.13 shows the relationship between lengths of letting and the sharing of rooms and amenities. The sharing of both rooms and amenities occurred in only 6% of lettings in England as a whole but among the lets that commenced in 1977 or 1978 this proportion was as high as 18%. In previous analyses we have shown the characteristics of such lettings, for example the high proportion of households consisting of one person of working age. This would suggest the likelihood that this kind of housing was most used by young mobile people and the results on letting length in Table 4.13 tend to confirm this.

The sharing of amenities but not rooms was a more common occurrence, especially in London where 24% of privately rented lettings involved the sharing of amenities only. Although such sharing tended to be concentrated in the more recent lettings, even among lettings that commenced in the period 1962–67 a quarter of London lets involved the sharing of amenities (but not rooms). In lettings outside the capital the sharing of amenities (but not rooms) shows a more marked association with recent lettings, that is, the ones that have commenced between 1975 and 1978.

The results have already shown a strong association between length of letting and multi-occupation. It is not surprising therefore in Table 4.14 to find that the utilisation of space as measured by the bedroom standard was more economical among the more recent lettings.

Table 4.13 Year of letting commencement by whether sharing rooms and amenities

Sharing rooms and amenities	Year of letting commencement																	
	Rent free		1957 or before		1958 to 1961		1962 to 1967		1968 to 1971		1972 to 1974		1975 to 1976		1977 to 1978		All lettings	
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%
<i>England</i>																		
Shares rooms and amenities	8	3	1	0	—	—	1	0	—	—	7	3	36	10	84	18	136	6
Shares amenities only	12	4	18	4	4	6	19	10	28	12	31	13	59	16	96	20	268	11
Shares neither	267	93	426	95	74	93	169	89	198	87	197	83	280	74	296	62	1,944	82
Not known	1	0	3	1	1	1	2	1	1	0	3	1	2	1	3	1	15	1
Total	287	100	449	100	79	100	190	100	227	100	237	100	378	100	478	100	2,364	100
<i>London</i>																		
Shares rooms and amenities	1	3	1	1	—	—	—	—	—	—	4	5	10	10	15	12	31	5
Shares amenities only	6	15	13	15	3	13	11	24	15	26	21	27	25	26	40	32	134	24
Shares neither	30	79	74	84	17	81	34	74	42	74	51	67	60	63	69	55	386	69
Not known	1	3	—	—	1	5	1	2	—	—	1	1	1	1	2	1	7	1
Total	38	100	88	100	21	100	46	100	57	100	77	100	95	100	126	100	557	100
<i>Rest of England</i>																		
Shares rooms and amenities	7	3	—	—	—	—	1	0	—	—	3	2	27	10	69	20	107	6
Shares amenities only	6	3	6	2	2	3	7	5	13	8	10	6	34	12	56	16	134	7
Shares neither	236	95	352	98	56	97	135	94	156	92	146	91	220	78	226	64	1,558	86
Not known	—	—	3	1	—	—	1	1	1	0	2	1	1	—	1	0	8	0
Total	249	100	361	100	58	100	144	100	170	100	160	100	282	100	352	100	1,807	100

Table 4.14 Year of letting commencement by difference from bedroom standard

Difference from bedroom standard	Year of letting commencement																		All lettings
	Rent free		1957 or before		1958 to 1961		1962 to 1967		1968 to 1971		1972 to 1974		1975 to 1976		1977 to 1978				
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%			
<i>England</i>																			
One or more below	15	5	15	3	7	9	17	9	10	4	21	9	37	10	56	12	179	8	
Equal to standard	90	31	98	22	28	36	72	38	110	49	129	54	216	57	300	63	1,058	45	
One above	112	39	199	44	24	30	66	35	73	32	65	27	90	24	91	19	729	31	
Two or more above	70	24	25	30	20	25	35	19	34	15	23	10	34	9	32	7	394	17	
Not known	1	0	1	0	—	—	—	—	—	—	—	—	1	0	—	—	3	0	
Total	288	100	449	100	79	100	190	100	227	100	237	100	378	100	478	100	2,364	100	
<i>London</i>																			
One or more below	4	9	4	4	3	13	8	17	3	5	15	19	13	13	23	18	72	13	
Equal to standard	16	42	35	40	10	45	23	49	37	65	49	63	67	70	82	65	324	58	
One above	13	33	33	38	4	19	10	22	14	24	11	14	13	13	17	14	115	21	
Two or more above	6	16	15	18	5	23	6	12	4	7	3	4	3	3	4	3	46	8	
Not known	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Total	38	100	88	100	21	100	46	100	57	100	77	100	95	100	126	100	557	100	
<i>Rest of England</i>																			
One or more below	11	4	11	3	5	8	9	6	7	4	6	4	24	8	33	9	107	6	
Equal to standard	74	30	62	17	19	32	49	34	73	43	80	50	149	53	218	62	735	41	
One above	99	40	166	46	20	34	56	39	59	35	54	34	78	27	74	21	614	34	
Two or more above	64	26	120	33	15	26	30	21	30	18	20	13	31	11	28	8	348	19	
Not known	1	0	1	0	—	—	—	—	—	—	—	—	1	0	—	—	3	0	
Total	249	100	361	100	58	100	144	100	170	100	160	100	282	100	352	100	1,807	100	

We have already shown that the housing which was the most sub-divided contained a higher proportion of households that exactly met the bedroom standard. Another factor, with a more direct effect on the data relating to a length of letting, is that if landlords and tenants are going to make decisions which optimize the use of the space available then one expects this to be done for the household concerned at the time of the commencement of the letting. The longer the letting continues the more likely it is that major changes of household composition have occurred. At the stage of life when family needs are expanding then the pressure to move home for those with insufficient space is con-

siderable. However, when needs diminish, the pressures to move are less strong and less time specific.

In England as a whole 48% of private lettings had more bedrooms than the number suggested for that household by the bedroom standard.* This proportion ranged from 26% among lettings that started in 1977 or 1978 to 74% of lettings that began in 1957 or earlier. In London the proportion of households with more bedrooms than the standard was lower (29%) than elsewhere (53%). The lower proportion in London was

* See p.23

Table 4.15 Year of letting commencement by household type

Household type	Year of letting commencement																		All lettings
	Rent free		1957 or before		1958 to 1961		1962 to 1967		1968 to 1971		1972 to 1974		1975 to 1976		1977 to 1978				
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%			
England																			
One adult aged 16-59	19	7	9	2	4	5	11	6	27	12	40	17	94	25	182	38	390	17	
Two adults aged 16-59	50	17	27	6	8	10	19	10	32	14	52	22	97	26	140	29	429	18	
Small family group	74	26	5	1	9	11	20	11	36	16	53	23	72	19	70	15	341	14	
Large family group	29	10	3	1	4	4	19	10	17	8	15	6	25	7	13	3	126	5	
Large mainly adult group	42	15	72	16	19	24	25	13	29	13	19	8	38	10	52	11	302	13	
Two adults, one or both aged 60 or more	40	14	190	42	15	19	48	25	29	13	18	8	19	5	10	2	380	16	
One adult, aged 60 or more	32	11	141	31	21	27	47	25	56	25	39	16	32	9	10	2	392	17	
Not known	1	—	1	0	—	—	—	—	—	1	0	1	—	—	—	—	4	0	
Total	288	100	449	100	79	100	190	100	227	100	239	100	378	100	478	100	2,364	100	
London																			
One adult aged 16-59	6	17	4	4	1	4	4	8	12	21	22	28	26	27	46	36	120	22	
Two adults aged 16-59	7	18	5	5	3	14	5	10	9	16	23	29	29	31	46	36	128	23	
Small family group	12	33	—	—	4	18	5	11	6	11	17	18	11	8	65	12	53	12	
Large family group	6	14	1	1	—	—	5	10	2	4	4	5	5	5	3	2	25	5	
Large, mainly adult group	4	10	17	19	4	18	6	12	7	11	6	8	9	10	16	13	69	12	
Two adults, one or both aged 60 or more	2	5	37	42	3	14	14	30	5	8	6	8	2	2	3	2	72	13	
One adult, aged 60 or more	1	3	23	26	7	32	9	19	16	28	8	10	7	7	2	1	75	14	
Not known	—	—	1	1	—	—	—	—	—	1	1	1	—	—	—	—	2	0	
Total	38	100	88	100	21	100	46	100	57	100	77	100	95	100	126	100	557	100	
Rest of England																			
One adult aged 16-59	13	5	5	1	3	5	8	5	15	9	19	12	69	24	137	39	271	15	
Two adults aged 16-59	43	17	22	6	5	8	15	10	23	13	29	18	68	24	94	27	301	17	
Small family group	61	25	5	1	5	9	15	11	30	17	45	28	54	19	59	17	276	15	
Large family group	23	9	3	1	4	6	14	10	15	9	11	7	20	7	10	3	100	6	
Large mainly adult group	38	15	56	15	15	26	20	14	22	13	13	8	29	10	36	10	233	13	
Two adults, one or both aged 60 or more	38	15	153	42	12	20	34	24	24	14	12	8	17	6	7	2	307	17	
One adult, aged 60 or more	31	12	118	33	14	25	39	27	40	24	31	19	25	9	9	2	317	18	
Not known	1	1	—	—	—	—	—	—	—	—	—	1	—	—	—	—	2	0	
Total	249	100	361	100	58	100	144	100	170	100	160	100	282	100	352	100	1,807	100	

largely due to the fact that privately rented accommodation there included a much higher proportion of flats, and a much lower proportion of whole house lets than occur elsewhere in England. However, there was considerable variation: about 17% of London lettings that began in 1972 or later had more bedrooms than the standard, compared with 56% of lettings that began in 1957 or earlier.

Over half of lettings in the rest of England had more bedrooms than suggested by the bedroom standard. The proportion comprised of such lettings showed a very clear trend with length of letting, rising from 29% of the most recent lets to 79% of lets that started in 1957 or earlier.

Given the associations we have already found between length of letting and multi-occupation, it is not surprising to find a high proportion of small households of one or two adults of working age in the most recent lettings

(Table 4.15). In England as a whole 67% of lettings that began in 1977 or 1978 contained such households, whereas in lettings that started in 1957 or earlier there were only 8% of such households. On the other hand 73% of the oldest lettings contained small households of one or two elderly adults compared with 4% of such households living in the most recent lettings. This relationship with household structure and life cycle clearly had to exist, as young people setting up as households for the first time would inevitably be concentrated in the recent lettings, and would in fact have been at school or not born when some of the oldest lettings began. Elderly households could of course be moving home and changing lettings but they were at a much less active and less mobile stage of their lives than the young.

Although the relationship between letting length and life cycle is self-evident it is nevertheless of interest to see the extent of the effect on the housing situation, especially among recent lettings.

Table 4.16 Year of letting commencement by type of landlord

Type of landlord	Year of letting commencement																	
	Rent free		1957 or before		1958 to 1961		1962 to 1967		1968 to 1971		1972 to 1974		1975 to 1976		1977 to 1978		All lettings	
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%
<i>England</i>																		
Resident individual	10	3	12	3	4	5	10	5	13	6	18	7	33	9	47	10	146	6
Non-resident individual	53	18	307	69	44	55	113	59	134	59	132	56	234	62	327	68	1,369	58
Employer	222	77	40	9	13	16	38	20	34	15	45	19	64	17	61	13	522	22
Property company	3	1	63	14	12	15	23	12	31	14	30	12	36	10	25	5	225	10
Other or not known	—	—	26	6	7	8	6	3	15	7	13	6	11	3	19	4	101	4
All landlords	288	100	449	100	79	100	190	100	227	100	237	100	378	100	478	100	2,364	100
<i>London</i>																		
Resident individual	3	7	8	9	3	13	5	10	5	9	6	9	16	17	16	12	62	11
Non-resident individual	8	21	42	48	9	41	21	46	23	40	41	54	55	57	83	66	287	52
Employer	26	67	1	1	2	9	4	9	5	8	5	7	7	8	8	6	58	10
Property company	2	5	28	31	5	24	15	32	20	34	19	25	16	17	11	8	117	21
Other or not known	—	—	9	10	3	13	1	2	5	8	5	6	1	1	8	7	33	6
All landlords	38	100	88	100	21	100	46	100	57	100	77	100	95	100	126	100	557	100
<i>Rest of England</i>																		
Resident individual	7	3	4	1	1	2	5	3	7	4	11	7	17	6	31	9	84	5
Non-resident individual	45	18	265	73	35	60	91	63	111	66	91	57	179	63	243	69	1,082	60
Employer	196	79	39	11	11	19	34	24	30	17	40	25	57	20	53	15	464	26
Property company	1	1	35	10	7	12	8	6	11	6	10	7	20	7	15	4	108	6
Other or not known	—	—	18	5	4	7	5	3	10	6	8	5	10	3	10	3	68	4
All landlords	249	100	361	100	58	100	144	100	170	100	160	100	282	100	352	100	1,807	100

Finally we examine whether there is any relationship between length of letting and type of landlord. Table 4.16 shows the distribution of landlord type for lettings with different starting dates. There is not nearly so marked an association between landlord type and length of letting as there has been between factors that describe the accommodation or the people who occupy it. There must therefore be a considerable amount of variation in the kind of lettings that were let by different landlords within the landlord types shown. The proportions of non-resident individual landlords and resident landlords tended to be higher in the more recent lettings while property company lettings tended to be proportionately lower in recent lettings, especially in London.

In summary, the analysis has revealed some major differences between the characteristics of recent lettings and those which were longer established. These differences appear to be related to cyclical processes, such as the passage of households through various stages of life, which in turn contributed to high turnover among recent lettings.

4.4 Regional variations

Throughout the survey report we have shown the results separately for London and the rest of England but this method of presentation does not give a very wide perspective on regional variation. In this section we have selected some of the major housing indicators that have been used elsewhere in the analysis to describe the privately rented sector and show them for the standard regions (Table 4.17).

In England as a whole 9% of lettings were in rateable units containing four or more accommodation units. There were two regions in which the proportions of such lettings were particularly high: London with 15% and

the North West with 13%. In East Anglia, the East Midlands and the North a very low proportion of lettings of this kind were found (1%, 3% and 3% respectively).

The survey ascertained whether households had the sole use, shared use or no access to four amenities, a fixed bath, a hand basin, a kitchen sink and a flush toilet. Two thirds of privately renting households in England had sole use of all of these amenities. In most regions the proportion was between 70% and 76% but in London and the North West the proportions were significantly lower, only 55% of privately renting households in London had sole use of all four amenities, as had 59% of privately renting households in the North West. A low proportion of households having sole use of all four amenities may be arrived at either because there is sharing of amenities between households or because amenities are not in fact present or for both these reasons.

In England as a whole a fifth of privately renting households were without one or more of the specified amenities. In London this proportion was 25% and in the North West it was 24%. So there was some contribution to the low level of sole use of all four amenities in these two regions from the lack of access to amenities but the largest effect was the result of sharing. We have already commented that it was London and the North West that had the highest proportion of lettings that were in rateable units which contained four or more accommodation units.

Looking at the next two indicators, the sharing of rooms and amenities and the sharing of amenities only, suggests that sharing of rooms was not as closely associated with multi-occupation as was the sharing of

Table 4.17 Housing indicators for the standard regions of England

Thousands

Proportion of lettings:	Region									England
	North	Yorks and Humb	East Midlands	East Anglia	Greater London	Rest of South East	South West	West Midlands	North West	
In rateable units containing four or more accommodation units	4 3%	16 7%	6 3%	1 1%	86 15%	43 9%	13 6%	13 7%	35 13%	216 9%
With sole use of the four amenities	109 76%	174 73%	129 74%	72 76%	306 55%	330 70%	154 71%	138 71%	163 59%	1,575 67%
With no access to some amenities	26 18%	40 17%	33 19%	17 17%	137 25%	74 16%	38 17%	34 18%	67 24%	467 20%
Sharing rooms and amenities	5 4%	16 7%	4 2%	1 1%	29 5%	49 10%	10 5%	9 5%	11 4%	134 6%
Sharing amenities but not rooms	5 4%	9 4%	10 6%	5 5%	133 24%	28 6%	24 11%	11 6%	35 13%	260 11%
Rented furnished	16 11%	31 13%	19 11%	18 19%	184 33%	121 26%	41 19%	23 12%	59 21%	513 22%
With a resident landlord	2 2%	4 2%	4 2%	2 2%	62 11%	36 8%	17 8%	6 3%	11 4%	146 6%
With an employer landlord	38 27%	70 30% *	55 31%	35 36%	58 10%	125 27%	67 31%	42 22%	32 12%	522 22%
With a property company landlord	8 6%	13 5%	8 5%	5 6%	117 21%	25 5%	8 3%	14 7%	27 10%	225 10%
Occupied by one or two adults aged 16 to 59	33 23%	63 27%	49 28%	29 30%	247 44%	182 39%	70 32%	58 30%	87 31%	819 35%
Occupied by one or two adults at least one of whom aged 60 or more	50 35%	80 34%	60 34%	28 29%	148 27%	153 33%	70 32%	76 39%	107 39%	772 33%
Total	143	236	176	95	557	468	218	193	278	2,364

amenities only. In London and the North West, where there were relatively high rates of multi-occupation, as mentioned above, there were also relatively high proportions of lettings which shared amenities but not rooms (24% and 13% respectively). The sharing of rooms occurred proportionately more often in the South East and Yorkshire and Humberside than elsewhere, and these were regions with only average levels of multi-occupation.

Furnished lettings formed a higher proportion of private lettings in London (33%) and in the rest of the South East (26%) than in any of the other regions.

The indicators which concern landlord type again suggest that London and, to a lesser extent, the North West had rather different patterns of private renting from other regions. The highest regional proportion of lettings with a resident landlord was in London (11%). The rest of the South East and the South West each had 8% of lettings with resident landlords but elsewhere the proportions were very low.

Lettings with employer landlords were relatively scarce in the capital (10%) and in the North West (12%). In

other regions they accounted for between a fifth and third or more of lettings. In East Anglia 36% of privately renting households had an employer landlord. Property company landlords were proportionately more in evidence in London (21%) and the North West (10%).

Households comprising one or two adults of working age formed a higher proportion of private renting households in London (44%) and in the rest of the South East (39%) than in other regions of the country. On the other hand London had a lower proportion (27%) of households made up of one or two adults, at least one of whom was aged sixty or more, than other regions. In the West Midlands and the North West 39% of privately renting households were of this small, elderly adult kind.

The housing indicators were selected as high-lighting some of the special features of the privately rented sector, but it should be borne in mind that most of them reflect minority situations. The vast majority of households in the privately rented sector lived in whole houses, with sole use of the four specified amenities, rented unfurnished from landlords who were individuals rather than organisations and who were non-resident.

5 Financial aspects of the privately rented sector

The financial aspects of private renting examined in this report concern the amounts charged in 1978 for lettings, using two different measures which attempt to provide a common basis for comparisons. Further research will investigate the variation introduced by the characteristics of the tenants as opposed to the characteristics of the lettings, that is, it will examine the extent to which tenants bear the full cost of the lettings themselves or obtain assistance through rent allowances, rent rebates or the housing costs element in Supplementary Benefit. Assistance of this kind is not deducted in the measures of rent used here.

A major problem in comparing the amounts charged for lettings in the privately rented sector is in obtaining information on a common basis from which comparisons can be made.

There are two groups of tenants for which there are special circumstances which would render any comparisons invalid. These are lettings which are occupied rent free for whatever reason, and lettings that involve businesses or farm land in addition to domestic accommodation and where financial information for the latter cannot be separated. These two kinds of lettings have been excluded from the financial analysis.

Even with those special cases excluded there remain three areas of difficulty. Firstly, some lettings are let furnished as opposed to unfurnished and thereby include in the rent an amount, usually unknown, for furnishings. No adjustment can therefore be made to put furnished and unfurnished results on a common basis although analysis can be carried out for them separately.

The second area of difficulty is for lettings where landlords provide additional services, the major being, for example, lighting, heating and water heating. In some cases the costs for these services are very explicit and a known amount is paid to the landlord. In these circumstances there is no problem in separating service costs from the rent. In other cases however the tenant, and one suspects the landlord also, is not aware of how much of the payment to the landlord is specially for services. This is particularly likely in rateable units that are occupied by more than one household. In these circumstances it is not possible to make an allowance for the costs of services and such lettings have to be excluded from an analysis which tries to obtain a common base for comparison.

The third area of difficulty lies in the fact that the payment made to the landlord by the tenant may or may not

include an element for rates and also possibly water rates, or either or both of these may be paid directly to the authorities by the tenant. This is a matter for agreement between the landlord and tenant which makes a considerable difference to the amount of money passed between them. Ideally for comparative purposes one wants to have data based either on the exclusion of rates for those who pay them to the landlord, or data for rent and rates combined regardless of whether the payments are made through the landlord or separately.

The solution to the problem of rates payment that has been traditionally used in housing surveys is to calculate a net rent figure. This measure removes the rates element from inclusive rents by subtracting an imputed amount derived from the rateable value of the premises, or the household's share of the rateable value (again imputed) and the local rate poundage at the time of the interview. A deduction for water rates is similarly arrived at where necessary.

A decade or two ago when rates were relatively low and did not change markedly from year to year any inaccuracies in such imputations made a relatively small impact on the data but the level of rates has risen substantially and such calculations are less robust nowadays. One is also forced into the assumption, when carrying out such calculations, that the landlord passed on the rate rise element to those paying inclusive rents at or soon after the beginning of the rating year. In some cases it is clear that current (and past) increases in rates element have not been passed on to tenants. Calculating a net rent in such circumstances results in falling rent levels and in extreme cases a negative net rent figure showing the landlord subsidising the tenant.

Difficulties of this kind make it worth while considering the alternative of using a 'rent and rates' measure, by adding rates on to the rents of those who pay rates separately. This calculation is less arbitrary as the rateable value for such accommodation is usually known and does not generally need to be arbitrarily apportioned between different households.*

The effects of the difficulties described falls disproportionately on different types of sub-sector. Those that are dominated by unfurnished whole house lettings are relatively unaffected whereas those that contain a considerable proportion of furnished accommodation and

* For the rent and rates measure, as for net rent, all lettings in the rent free and business-related sub-sectors have been excluded.

major services included in the rent are fairly heavily affected. Rent data can be analysed for practically all of the controlled lettings and for all but about 5% of the regulated registered lettings. Among regulated unregistered lettings rent data cannot be compared for just over 10% of cases, but among the resident landlord lettings about 30% of lettings do not contribute to the rent analysis.

5.1 Net rent and rent together with rates

In this section we show the overall distribution of weekly net rent and rent together with rates, and also the weekly amounts for the median and first and third quartiles in each case. Half of the people in a group pay the median amount or less, half pay the median or more. A quarter of the people pay the amount of the first quartile or less, and a quarter of the people pay the amount of the third quartile or more. Comparisons of the medians and quartiles have been given when comparing sub-groups within the sample.

Table 5.1 shows the distributions for England, London and the rest of England excluding the categories of rent free lettings, lettings associated with business or land, lettings where the amount of services could not be deducted and lettings for which people declined to give rent information. As can be seen rents are distributed over a very wide range of values. In 4% of cases the calculation of net rent results in a zero or negative value. In a further 9% of cases the net rent was under £1 a week. Over half the net rents in 1978 were under £5 and three quarters were less than £7.80. The net rent levels were higher in London compared with the rest of England; in London the median rent was £6.96 whereas elsewhere it was £4.11. In London 45,000 privately renting tenants paid £20 or more a week in net rent, compared with 31,000 tenants in the rest of the country.

When the rates are included with the rent the distributions of values is, of course higher. There are no zero or negative values and only 2% of lettings paid less than £1

Table 5.1 Net rent and 'rent and rates' for the privately rented sector*

Weekly amount	Net rent						Rent and rates					
	England		London		Rest of England		England		London		Rest of England	
	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%	Thous.	%
Zero or negative	65	4	11	2	54	4	2	0	—	—	1	0
Less than £1.00	166	9	10	2	156	12	27	2	3	1	25	2
£1.00-£1.99	137	8	32	8	104	8	118	7	5	1	113	8
£2.00-£2.99	164	9	21	5	143	11	139	8	15	4	123	9
£3.00-£3.99	198	11	22	5	176	13	128	7	23	5	105	8
£4.00-£4.99	181	10	36	8	145	11	166	9	21	5	145	11
£5.00-£5.99	157	9	32	7	126	9	169	10	28	7	141	10
£6.00-£7.99	250	14	89	21	161	12	303	17	65	15	238	18
£8.00-£9.99	117	7	39	9	78	6	235	13	64	15	171	13
£10.00-£14.99	143	8	55	13	88	7	225	13	92	21	133	10
£15.00-£19.99	69	4	29	7	39	3	96	5	34	8	62	5
£20.00-£24.99	33	2	18	4	15	1	43	2	25	6	18	1
£25.00 or more	44	3	28	6	15	1	72	4	42	10	29	2
Not calculated	57	3	10	3	47	3	58	3	11	2	47	3
Total	1,780	100	432	100	1,348	100	1,780	100	432	100	1,348	100
1st Quartile	£2.39		£4.25		£2.08		£4.10		£6.30		£3.61	
Median	£4.75		£6.96		£4.11		£6.69		£9.48		£5.99	
3rd Quartile	£7.80		£11.76		£6.78		£10.07		£14.73		£8.83	

* Excluding rent free lettings, lettings with business or land, lettings where the amount for services is not known and lettings where the informant declined to give rent information.

Table 5.2 Net rent and 'rent and rates' for privately renting sub-sectors*

	Net rent				Rent and rates			
	Controlled	Regulated		Resident landlord	Controlled	Registered	Unregistered	Resident landlord
		Registered	Unregistered					
<i>England</i>								
1st Quartile	£0.35	£3.34	£2.77	£3.53	£1.52	£5.12	£4.56	£4.75
Median	£0.85	£4.67	£5.81	£5.68	£2.20	£6.78	£7.63	£7.49
3rd Quartile	£1.57	£6.49	£9.93	£10.14	£2.94	£9.05	£12.13	£12.12
Total (thousands)	175	504	947	98	175	504	947	98
<i>London</i>								
1st Quartile	£1.12	£5.30	£5.28	£3.78	£2.68	£7.50	£7.35	£5.34
Median	£1.58	£6.65	£8.73	£7.02	£3.40	£9.53	£11.02	£8.21
3rd Quartile	£2.18	£8.22	£16.58	£11.90	£4.34	£12.07	£19.68	£14.89
Total (thousands)	32	120	225	42	32	120	225	42
<i>Rest of England</i>								
1st Quartile	£0.29	£3.61	£2.36	£3.32	£1.39	£4.75	£4.01	£4.45
Median	£0.69	£4.17	£5.06	£5.26	£1.93	£6.15	£6.75	£6.95
3rd Quartile	£1.29	£5.61	£8.41	£9.34	£2.66	£8.06	£10.45	£10.71
Total (thousands)	143	384	723	56	143	384	723	56

* Excluding rent free lettings, lettings with business or land, lettings where the amount for services is not known and lettings where the informant declined to give rent information.

per week in rent and rates. The median value for rent and rates in England was £6.69 which is approximately £2 more than the median net rent. In London the addition of the rates makes a greater difference, the median rising from £6.96 for net rent to £9.48 when rates are included, an increase of about £2.50.

The overall figures do not, however, show the extent of variations in rent levels between the different sub-sectors. Table 5.2 shows for four of the sub-sectors the median and quartile values for net rent and for rent and rates together. The table is confined to only four of the sub-sectors as the others were reduced by the exclusions of rent free lettings and lettings associated with business or land to numbers of cases which are too small to analyse. The table shows that rents in controlled lettings were substantially below those in other sectors, the median rent for all controlled tenancies being £0.85 with those in London having a median value of £1.58. Regulated unregistered lettings had the highest median weekly net rent of £5.81 in England, £8.73 in London and £5.06 outside London. In London the median figure for rent and rates together for regulated unregistered lettings was £11.02. Resident landlord lettings had a slightly lower median net rent than regulated unregistered lets but a higher median net rent than the lettings with regulated registered rents. The median value for regulated registered rents was £4.67 in England, £6.65 in London and £4.17 elsewhere. In London the third quartile value for regulated registered lettings was lower than the median for regulated unregistered lettings (£8.22 compared with £8.73).

As was said earlier, no adjustment was made to the rents paid for furnished accommodation to allow for rent for furnishings. Table 5.3 shows the difference in net rent and rents together with rates for furnished and unfurnished lettings separately. Furnished lettings are particularly affected by the difficulties of obtaining data about the amount paid for services, and they are more likely than unfurnished lettings to have needed some apportionment of rateable value before net rent could be calculated. The figures for rent and rates together are

therefore probably the more reliable. The differences between the median values for furnished and unfurnished lettings are very marked. In England as a whole the weekly rent and rates bill for furnished lettings was more than double that of unfurnished lettings (£12.09 compared to £5.81). In London the amounts were considerably higher but the ratio remains the same. The median amount paid in rent and rates weekly for furnished accommodation in the capital was £16.74, while for unfurnished accommodation the comparable figure was £7.97. A quarter of tenants in furnished accommodation in London were paying £26.54 or more a week for rent and rates, with the third quartile value being well over twice the third quartile value for unfurnished accommodation.

However, it was shown in Chapter 2 (Table 2.8) that furnished accommodation tended to be concentrated in a few sub-sectors only; that is, in terms of those for which rent data are available, in regulated unregistered and resident landlord lettings. The furnished sector was however, small and by the time exclusions have been made for cases where the amount for services was not known the number of furnished lettings with resident landlords is too small to show separately for London and the rest of England. The median net rents and figures for rents with rates were very close between regulated unregistered and resident landlord lettings within the furnished sector, and within the unfurnished sector, although the range of values was generally greater among regulated unregistered lettings (Table 5.4).

We asked tenants or their spouses what they thought of the level of their rent, and in Table 5.5 we show what proportion thought the rent to be very high, high, about right, low or very low. The distributions are shown separately for the privately renting sub-sectors.

Nearly two thirds of privately renting tenants in England thought the rent was about right; 16% thought it high or very high while a similar proportion (17%) thought the rent low or very low.

Table 5.3 Net rent and 'rent and rates' for furnished and unfurnished lettings*

	Net rent		Rent and rates	
	Furnished	Unfurnished	Furnished	Unfurnished
<i>England</i>				
1st Quartile	£6.95	£1.83	£8.04	£3.49
Median	£10.29	£3.85	£12.09	£5.81
3rd Quartile	£16.80	£6.18	£19.87	£8.61
Total (thousands)	368	1,412	368	1,412
<i>London</i>				
1st Quartile	£8.76	£3.03	£10.36	£5.27
Median	£13.45	£5.81	£16.74	£7.97
3rd Quartile	£22.48	£7.77	£26.74	£11.20
Total (thousands)	132	299	132	299
<i>Rest of England</i>				
1st Quartile	£6.23	£1.58	£7.31	£3.09
Median	£8.82	£3.52	£9.86	£5.33
3rd Quartile	£14.42	£5.53	£16.76	£7.84
Total (thousands)	236	1,114	236	1,114

* Excluding rent free lettings, lettings with business or land, lettings where the amount for services is not known and lettings where the information declined to give rent information.

Table 5.4 Net rent and 'rent and rates' for selected privately renting sub-sectors*

	Net rent				Rent and rates			
	Furnished		Unfurnished		Furnished		Unfurnished	
	Regulated unregistered	Resident landlord	Regulated unregistered	Resident landlord	Regulated unregistered	Resident landlord	Regulated unregistered	Resident landlord
<i>England</i>								
1st Quartile	£6.84	£6.37	£1.81	£2.36	£7.96	£7.48	£3.87	£3.87
Median	£10.00	£9.69	£3.98	£3.96	£11.69	£11.52	£5.98	£5.59
3rd Quartile	£16.81	£14.54	£7.08	£5.71	£17.87	£16.50	£9.43	£7.94
Total (thousands)	301	45	645	53	301	45	645	53
<i>London</i>								
1st Quartile	£8.65		£3.09		£10.26		£5.72	
Median	£14.53		£6.39		£17.95		£8.51	
3rd Quartile	£22.38		£9.98		£27.65		£12.33	
Total (thousands)	101	20	123	21	101	20	123	21
<i>Rest of England</i>								
1st Quartile	£6.20		£1.59		£7.26		£3.19	
Median	£8.59		£3.61		£9.67		£5.47	
3rd Quartile	£14.42		£6.39		£16.89		£8.60	
Total (thousands)	199	24	522	32	199	24	522	32

* Excluding rent free lettings, lettings with business or land, lettings where the amount for services is not known and lettings where the informant declined to give rent information.

Table 5.5 Tenant's opinion of the level of rent by privately renting sub-sectors (excluding rent free lettings)

Opinion of rent	Privately renting sub-sectors						
	Regulated			Resident landlord	Business etc	Other and not known	All lettings
	Controlled	Registered	Unregistered				
	%	%	%				
<i>England</i>							
Very high	1	4	5	3	9	5	4
High	1	13	14	11	11	15	12
About right	67	74	60	57	59	68	64
Low	19	6	12	22	4	12	11
Very low	10	2	7	6	4	—	6
Don't know	2	2	2	1	13	—	2
Total (thousands)	100	100	100	100	100	100	100
	176	529	1,078	140	136	31	2,089
<i>London</i>							
Very high	3	5	9	7			7
High	—	15	15	8			13
About right	64	75	58	58			63
Low	15	2	11	25			10
Very low	19	2	5	3			5
Don't know	—	1	2	—			1
Total (thousands)	100	100	100	100			100
	33	132	269	58	19	10	521
<i>Rest of England</i>							
Very high	1	4	3	1	9		3
High	1	13	14	13	12		12
About right	68	73	60	56	56		64
Low	20	7	13	21	5		12
Very low	8	2	7	8	4		6
Don't know	2	1	2	2	14		3
Total (thousands)	100	100	100	100	100		100
	143	397	809	83	117	20	1,568

Among controlled tenants 29% thought the rent was low or very low and 67% thought it about right. Three quarters of tenants with regulated registered rents thought the rent was about right, 8% thought it low and 17% reckoned the rent was high. Among regulated unregistered lettings 60% of tenants thought the rent was about right, the remainder being equally split between those who thought the rent was high and those who thought it was low. About a half of tenants in resident landlord lettings thought the rent was about right; of those who expressed their views more of the remainder thought the rents were low rather than high. Among tenants in business-associated lettings 59% thought the level of rent was about right but in this sub-

sector more of the remaining tenants thought the rents were high rather than low. The views of tenants in London were not markedly different from those outside although the proportion who thought the rent was high or very high was greater in the capital. This difference between views in London and elsewhere was greatest among regulated unregistered lettings.

5.2 Variations in the median levels of weekly rent and rates

In this section we present the median levels of weekly rent and rates shown separately for furnished and unfurnished lettings and for England, London and the rest of England. Table 5.6 shows three of the main

Table 5.6 Median level of rent and rates for accommodation with different characteristics

	Median level of rent and rates					
	Furnished			Unfurnished		
	England	London	Rest of England	England	London	Rest of England
<i>Type of accommodation</i>						
Whole house	£19.10		£18.30	£4.80	£8.00	£4.70
Self-contained flat	£17.10	£24.40	£15.50	£8.30	£8.40	£7.80
Non-self-contained flat/rooms	£8.70	£11.20	£7.70	£5.80	£6.80	£5.30
<i>Number of accommodation units in the rateable unit</i>						
One	£17.10	£23.90	£15.80	£5.70	£8.40	£5.20
Two	£9.70			£5.70	£6.10	£5.40
Three or more	£8.70	£11.30	£7.80	£6.40	£6.60	
<i>Whether shares rooms and amenities</i>						
Shares rooms and amenities	£7.80		£7.20			
Shares amenities not rooms	£9.20	£11.50	£8.20	£5.50	£6.30	£4.70
Shares neither	£17.70	£25.60	£16.00	£5.70	£8.20	£5.20

characteristics of accommodation that is being let: (i) whether the letting is of a whole house, self-contained flat or non-self-contained rooms or flat; (ii) the number of accommodation units that are contained within the rateable unit; and (iii) whether the letting involves the sharing of rooms and amenities.

The median level of weekly rent and rates was always higher for furnished than unfurnished accommodation within the categories shown. Among the furnished lettings very few whole house lettings existed within London. Where comparisons can be made houses were more expensive than self-contained flats, which were in turn more expensive than non-self-contained flats or rooms. Also London prices were higher than non-London prices. The highest median figure in furnished accommodation was among self-contained flats in London (£24.40), the lowest was for non-self-contained accommodation in the rest of England (£7.70).

The comparison of median levels of weekly rent and rates in unfurnished lettings is affected by the fact that controlled tenancies tended to have very low rents, to be unfurnished and to be whole house lettings. The median cost of whole house unfurnished lettings was therefore less than the median cost of self-contained unfurnished lettings, and this was true both in London (£8.00 as against £8.40) and, in the rest of England (£4.70 as against £7.80). In London, accommodation that was not self-contained was less expensive than that which was self-contained, but for lettings outside London the median level of weekly rent and rates was higher for non-self-contained lets (£5.30) than for whole houses (£4.70) because of the effect of the controlled lettings.

The next section of Table 5.6 shows the relationship of median weekly rent and rates with multi-occupation of the rateable unit. In the furnished sector lettings in singly occupied rateable units were almost twice as expensive as those for which the rateable unit had three or more accommodation units. Again the costs were higher in London than elsewhere. Furnished lettings in singly occupied rateable units in the capital had a median level of weekly rent and rates of £23.90 as compared with £15.80 in the rest of England. Furnished

lettings in rateable units with three or more accommodation units had a median level of weekly rent and rates of £11.30 in London.

In the unfurnished sector there was very little multi-occupancy outside London. Among London unfurnished lets there was a difference between the cost of lettings in singly occupied (£8.40) and multi-occupied rateable units (£6.10, £6.60) but the difference was much smaller than that observed among furnished lettings.

The final section of Table 5.6 shows the relationship between median levels of rent and rates and whether rooms and amenities are shared or not. Both in London and elsewhere the median levels of rent and rates were lower for lettings which involved sharing rooms or amenities than for those which did not involve sharing. Again the differences were much greater among furnished lettings than among unfurnished ones. It was only in the furnished sector that the sharing of rooms existed and the number of cases for which rent data was obtainable in London was too small to calculate a median. Outside London the median levels went from £7.20 if rooms and amenities were shared, to £8.20 if only amenities were shared, to £16.00 if neither were shared. The highest median level of weekly rent and rates (£25.60) was among London furnished lettings where neither rooms nor amenities were shared.

Table 5.7 shows how the median level of rent and rates varied with the type of landlord the letting had, and with the year the letting started. Again London medians were higher than non-London, and furnished lettings cost more than unfurnished ones. In the furnished sector resident landlord lettings had lower median levels of rent and rates than lettings where the landlord was a non-resident individual, and this difference was greater in London (£13.80, resident landlord; £20.20, non-resident individual landlord) than elsewhere in England (£10.10 as against £10.30).

Among unfurnished lettings there was a wider range of landlord types. Even though the analysis excludes the rent free cases, the median level of rent and rates was relatively low for employer landlords (£5.00). In

Table 5.7 Median level of rent and rates for accommodation with different characteristics of letting

	Median level of rent and rates					
	Furnished			Unfurnished		
	England	London	Rest of England	England	London	Rest of England
Type of landlord						
Resident individual	£11.60	£13.80	£10.10	£5.80	£5.40	£6.30
Non-resident individual	£13.40	£20.20	£10.30	£5.50	£8.20	£5.20
Employer				£5.00		£4.90
Property company				£7.70	£8.70	£6.40
Other and not known				£6.00		£5.80
Year of letting commencement (excluding rent free)						
1957 or before				£4.50	£6.60	£4.10
1958 to 1967				£5.30	£7.00	£4.80
1968 to 1974	£9.60	£11.10	£7.90	£6.20	£8.90	£5.40
1975 or 1976	£12.00	£16.50	£9.40	£7.20	£9.20	£6.70
1977 or 1978	£13.90	£21.20	£11.20	£9.00	£11.30	£8.30

Table 5.8 Median level of rent and rates by household type

Household type	Median level of rent and rates					
	Furnished			Unfurnished		
	England	London	Rest of England	England	London	Rest of England
One adult, aged 16-59	£8.60	£10.50	£7.90	£7.30	£8.30	£6.90
Two adults, aged 16-59	£16.00 (£12.30)	£20.60 (£13.70)	£13.40 (£10.90)	£8.20	£10.40	£7.10
Small family group	£13.50 (£13.00)		£11.70	£6.90	£9.20	£5.60
Large family group			£23.50	£6.00		£5.50
Large, mainly adult group	£25.00 (£9.30)		(£8.30)	£5.40	£8.00	£4.80
Two adults, one or both aged 60 or more				£5.00	£6.80	£4.60
One adult, aged 60 or more				£4.20	£5.30	£4.00

Medians in brackets denote level when adjustment is made for co-tenants

England as a whole, property company lettings had the highest median level of rent and rates (£7.70). The median level for such lettings in London was £8.70 and elsewhere it was £6.40. The London lets of non-resident individual landlords (£8.20) were not very different from the property company lets. Unfurnished resident landlord lets in London had the lowest London median at £5.40.

In terms of year of letting commencement there was a general trend through London and non-London lets and furnished and unfurnished accommodation for the median level of rent and rates to be highest in the most recent lettings. It is not possible to tell from the survey data how much of this variation is due to landlords raising rents more between lettings than during lettings and how much is due to lettings with high rates of turnover, which therefore contribute only to the recent lets, having higher rent levels.

Table 5.8 shows the relationship between median levels of rent and rates and the kinds of households that live in the accommodation. The household type is characterised by the number of adults in the household, their age and their relationship. It is not uncommon in the privately rented sector for groups of unrelated adults, particularly young people, to live as one household and share the costs between them. During the interview it was ascertained whether or not each household contained any adults who had this kind of arrangement, and those

people who did were classified as co-tenants. In comparing the median level of rent and rates for accommodation for different types of household account has been taken of the existence of such co-tenants. The weekly amount for rent and rates was divided by the number of co-tenants, if any, so that the housing costs were shared out among them. The adjustments in the medians arrived at by this calculation were important in relation to furnished lettings but were of little importance for unfurnished lettings. We have therefore shown two figures for the median level of rent and rates for furnished lettings when analysing them by the characteristics of the people who occupy the lettings. The figures adjusted for co-tenancy are shown in brackets beneath the unadjusted figures.

In the furnished sector the median level of weekly rent and rates varied, in England, from £8.60 among households of one person aged 16-59 to £25.00 for large households mainly comprising adults. It is the latter kind of household which was, of course, most likely to contain co-tenants and when the adjustment for co-tenancy has been made then the median level of rent and rates is £9.30. The kinds of households in the furnished sector that were particularly affected by co-tenancy were again those containing a large mainly adult group (as already shown) and those containing two adults aged 16-59. In lettings where the household had a family basis co-tenancy was not a very important factor.

Table 5.9 Median level of rent and rates by age and sex of letting holder

Age and sex of letting holder		Median level of rent and rates					
		Furnished			Unfurnished		
		England	London	Rest of England	England	London	Rest of England
Under 30	Male	£13.20 (£10.00)	£21.70 (£14.20)	£10.00 (£8.50)	£7.50	£11.10	£6.70
	Female	£13.20 (£8.50)	£18.00 (£10.90)	£9.40 (£7.50)	£8.60		£7.60
30 to 59	Male	£11.70		£12.20	£6.20	£8.30	£5.60
	Female	£11.10			£6.70	£8.30	£6.10
60 or more	Male				£4.90	£7.20	£4.50
	Female				£4.40	£5.70	£4.10

The co-tenancy factor among households of two adults of working age reduces the median level of rent from £16.00 to £12.30 in England, from £20.60 to £13.70 in London and from £13.40 to £10.90 outside London.

In the unfurnished sector small households of elderly people had the lowest median levels of weekly rent and rates. (£4.20 and £5.00 in England). The households of two adults of working age had the highest median levels of rent and rates: £10.40 in London, £7.10 elsewhere, and £8.20 in England as a whole.

Table 5.9 shows the age and sex of the tenancy-holder and gives a sub-division of working age tenants into those under 30 years, and those of 30–59 years. Among the furnished lettings it is only among the tenants aged under 30 that the co-tenancy adjustment is relevant. The level of median rent and rates is higher among furnished lettings with tenants aged under 30 years than it is among those aged 30–59 until co-tenancy is taken into account, whereupon the costs to the younger tenants are lower than those in the older group of people of working age.

In unfurnished lettings the median levels of rent and rates were highest for the youngest tenants and lowest for those aged 60 years or more.

5.3 Rent and rates compared with income

In this section we look in very general terms at the proportion of income spent on rent and rates. As with other rent analyses some lettings have been excluded, that is, rent free lets, those connected with businesses and land, those with unknown amounts included in the rent for major services and those where the tenant declined to give rent information. The calculation of rent and rates is based on the gross liability of the tenant adjusted where necessary for co-tenancy as described in the previous section. The rent and rates level has not been adjusted to take account of rent allowance, rate rebate and supplementary benefit (all of which would reduce the level for those in receipt of support) since the analysis in the section is intended only as a general indicator of the relationship between different kinds of lettings.*

* Exclusion of these housing benefits from the calculation of rent and rates has probably affected the results differentially for the various sub-sectors. In particular, it is likely that the regulated registered sub-sector includes a higher proportion of lettings whose rent is wholly or partially met by housing benefits than do other sub-sectors.

Rent and rates are compared first with the tenant's income, for purposes of comparison with other sources which may not publish data on the income of both the head of household and the spouse (Table 5.10).

For the current analysis, however, it would seem more relevant to include the income of the tenant's spouse, if he or she is married, with that of the tenant as there can be few households where housing decisions are not affected by joint incomes if both partners work. The inclusion of the spouse's income is particularly important when adjustments are being made to the data for co-tenancy. In the remaining tables of this chapter (5.11–5.14) the income shown is that of both partners together if the tenant was married.

Table 5.11 shows that in the unfurnished sector there was some association between median levels of rent and rates and the level of income of the tenant and spouse. The range of weekly incomes shown is much wider than the range of median levels of weekly rent and rates.

In the furnished sector the co-tenancy adjustments were considerable at the lower income levels, indicating that the sharing of costs among co-tenants was an important way of meeting housing costs for those with low incomes. Out of London there was some association between median levels of rent and rates with income when co-tenancy had been taken into account, the medians ranging from £7.10 to £14.50. Among London furnished lettings there was not such a direct association with income, the results suggesting that tenants with anything up to a net income of £100 a week were all competing for very similar lettings, and that only those with a joint income of £100 or more was there evidence that the median rent and rates was showing an association with income.

Tables 5.12–5.14 examine the ratio of rent and rates to the income of the tenant and spouse in more direct terms. The tables give the proportions of households in various sub-groups for whom the crude ratio of rent and rates to income was a fifth or more. As already mentioned, the rent and rates level has not been adjusted to take account of rent allowance, rate rebate and supplementary benefit.

Table 5.12 shows the position separately for furnished and unfurnished lettings and for England, London and

Table 5.10 Median level of rent and rates by income of tenant with an adjustment for co-tenancy

Tenant's income	Median level of rent and rates					
	Furnished			Unfurnished		
	England	London	Rest of England	England	London	Rest of England
Less than £20	£16.80 (£9.00)	£25.00 (£14.50)	£11.40 (£7.70)	£4.40	£7.50	£3.90
£20 under £40	£8.30 (£8.00)	£10.90 (£8.90)	£7.60 (£7.30)	£5.10	£6.80	£4.90
£40 under £60	£11.20 (£9.30)	£13.75 (£10.90)	£9.40 (£8.50)	£5.70	£8.50	£5.40
£60 under £80	£12.60 (£9.80)	£17.00 (£14.00)	£10.30 (£8.80)	£7.00	£8.40	£6.50
£80 under £100	£13.90 (£11.20)	£15.00 (£11.80)	£11.60 (£10.90)	£6.80	£9.50	£5.60
£100 or more	£18.50	£20.60		£7.30	£10.00	£6.60
Unknown or zero	£13.90 (£9.80)	£18.00 (£11.20)	£12.00 (£9.10)	£5.70	£7.70	£5.10

Table 5.11 Median level of rent and rates by income of tenant and spouse with an adjustment for co-tenancy

Income of tenant (and spouse)	Median level of rent and rates					
	Furnished			Unfurnished		
	England	London	Rest of England	England	London	Rest of England
Less than £20	£17.30 (£8.70)	£22.50 (£14.40)	£10.20 (£7.10)	£3.70	£7.00	£3.40
£20 under £40	£8.20 (£7.90)	£10.90 (£8.90)	£7.50 (£7.20)	£5.00	£6.20	£4.70
£40 under £60	£10.70 (£9.00)	£11.20 (£10.50)	£8.70 (£8.20)	£5.80	£7.60	£5.60
£60 under £80	£12.10 (£9.70)	£15.00 (£11.30)	£11.30 (£9.20)	£6.10	£8.00	£5.60
£80 under £100	£9.70 (£9.30)	£12.00 (£9.20)	£11.60 (£9.20)	£6.70	£8.80	£6.30
£100 or more	£18.50 (£16.40)	£22.50 (£20.00)	£15.00 (£14.50)	£7.90	£10.00	£6.70
Unknown or zero	£14.30 (£9.90)	£17.50 (£12.10)	£11.00 (£8.90)	£5.80	£7.80	£5.10

Table 5.12 Rent and rates as a proportion of income

	Proportion of households for which rent and rates (adjusted for co-tenancy) are a fifth or more of income of tenant (and spouse, if married)	
	Furnished	Unfurnished
England	45%	24%
London	44%	27%
Rest of England	47%	22%

the rest of England. In England as a whole 45% of households in furnished lettings had rent and rates which amounted to a fifth or more of the weekly income of the tenant and spouse (if any). In the unfurnished sector only a quarter of households had rent and rates that amounted to a fifth or more of weekly income. The difference in this respect between the furnished and unfurnished sectors was much greater than the difference between London and out of London lettings within those sectors. We have seen throughout the analysis of rent data that lettings in the capital had higher levels of rent. The fact that the proportions of people with a ratio of rent and rates to income of a fifth or more are fairly similar in London and outside suggests that incomes have much the same differential on average between London and the rest of England as do rents. It is impossible however to determine from survey data whether incomes lead rents or rents lead income. As the differential between London and the rest

of England is not as great as that between furnished and unfurnished lettings, and as the sub-divisions render the sample rather small for analysis the rest of the results are shown by sector (furnished and unfurnished) but not by region.

Table 5.13 shows the proportion of households who had rent and rates that were a fifth or more of income by the different sub-sectors, multi-occupancy, the year the letting commenced and whether the accommodation is shared. In the furnished sector, a higher proportion of regulated unregistered lettings (48%) met or exceeded the level of one fifth of net income than was the case for resident landlord lettings (30%). No other sub-sectors contained large numbers of furnished lets.

Among unfurnished lettings the lowest proportion of households for which rent and rates amounted to a fifth of net income was found, not surprisingly, among controlled lettings, where the figure was very low at 5%. The highest proportion of households reaching the ratio of one fifth of net income was found among the regulated registered tenancies (35%). Proportionately fewer households in regulated unregistered lettings (21%) reached the one fifth mark, whereas 32% of tenants with resident landlords reached this point.

The variation in the proportion of households whose rent and rates amounted to a fifth or more of income

Table 5.13 Rent and rates as a proportion of income by characteristics of the letting and accommodation

	Proportion of households for which rent and rates (adjusted for co-tenancy) are a fifth or more of income of tenant (and spouse, if married)	
	Furnished	Unfurnished
<i>Sub-sector</i>		
Controlled		5%
Regulated registered		35%
Regulated unregistered	48%	21%
Resident landlord	30%	32%
Other and not known		18%
<i>Number of accommodation units in the rateable unit</i>		
One	44%	23%
Two		17%
Three or more	47%	14%
<i>Year of letting commencement</i>		
Before 1957		24%
1958 to 1967		23%
1968 to 1971		22%
1972 to 1974		20%
1975 or 1976	36%	23%
1977 or 1978	53%	20%
<i>Sharing of rooms and amenities</i>		
Shares rooms and amenities	43%	
Shares amenities not rooms	43%	14%
Shares neither	49%	23%
All lettings	45%	24%

was little different between furnished singly occupied rateable units and furnished lettings in multi-occupied rateable units, despite the fact that the median level of rent and rates for the singly rateable units (shown in Table 5.6) was almost twice that of the lettings in multi-occupied rateable units. Households seem to have had common expectations of about what proportion of income housing should cost, this proportion taking full account of whether the transaction was for furnished or unfurnished premises.

The variation in proportions of households with rent and rates amounting to a fifth of income for different years of letting commencement in the unfurnished sector would seem to bear this out. The older lettings, which contain the older households, had a marginally higher proportion of households for whom the rent and rates amounted to a fifth of net income than did the more recent lets, although the absolute levels of rent and rates were lower in the earlier lettings and higher in the later ones.

Among furnished lettings there are only two periods for which there is sufficient information to make estimates and here there is some suggestion that households who had most recently taken on furnished lets were more likely than other households to have reached the one fifth ratio. The median rent and rates figures for the most recent lettings were likewise at a higher level, and it may also be the case that those taking on a letting for the first time, of whom there would be proportionately more in the most recent lettings, had somewhat lower incomes and found themselves having to spend a higher

proportion on rent and rates until they gained experience of the privately renting market or until their incomes rose to ease the situation.

The sharing of rooms and amenities, or amenities only, or not sharing at all are factors which did not markedly differentiate the ratio of rent and rates to income in the furnished sector. This suggests again that the choices made about accommodation were largely governed by the resources available to households and that sharing of various kinds kept housing costs down to an acceptable level for households with smaller incomes.

The unfurnished lettings show more variation in the proportion of households whose rent and rates amounted to a fifth or more of income between those who shared amenities only (14%) and those who did not share with other households (23%). The relatively low proportion of those who only shared amenities who spent as much as a fifth of their income on rent and rates suggests that some of the amenity sharing in this sector was accepted rather because the available lettings tended to be in buildings where amenities were shared, this being the case particularly in London, than because people were choosing to live in non-self-contained accommodation because that was all they could afford.

On the whole the characteristics which were associated with the accommodation did not show marked variations in the ratio of rent and rates to income, thus suggesting that in general people chose to live in better, more self-contained accommodation when they could afford to.

We also looked at how the ratio of rent and rates to income varied according to the household and personal characteristics of the tenant.

Table 5.14 shows the type of household, the age and sex of the tenant, the weekly net income of the tenant and spouse and the tenant's opinion of the level of rent. These characteristics concerning the personal circumstances of the tenants and their households, are factors likely to be correlated with their incomes, and therefore they show more marked variation in the rent and rates to income ratio than did the accommodation characteristics.

It is important to recall at this point that the rent and rates level used in this ratio has not been adjusted to take account of rent allowance, rate rebate or the housing element of supplementary benefit—all of which would reduce the ratio. It is to be expected that where a high proportion of tenants reach the one fifth of income mark, and the characteristics of analysis show low income or the likelihood of low income, then these groups are the ones in which there is most likely to have been some financial housing support.*

* Further more detailed analysis of these aspects of housing costs is planned later in 1982.

Table 5.14 Rent and rates as a proportion of income for different kinds of tenants and different levels of income

	Proportion of households for which rent and rates (adjusted for co-tenancy) are a fifth or more of income of tenant (and spouse, if married)	
	Furnished	Unfurnished
<i>Household type</i>		
One adult, aged 16 to 59	50%	25%
Two adults, aged 16 to 59	34%	14%
Small family group		13%
Large family group		15%
Large, mainly adult group	67%	19%
Two adults, one or both aged 60 or more		21%
One adult, aged 60 or more		41%
<i>Age and sex of tenancy holder</i>		
Under 30		
Male	44%	14%
Female	51%	19%
30 to 59		
Male	29%	11%
Female		26%
60 or more		22%
Male		43%
Female		
<i>Income of tenant (and spouse)</i>		
Under £20		46%
£20 under £40		43%
£40 under £70	77%	13%
£70 under £100	43%	2%
£100 or more	16%	2%
<i>Tenant's opinion of the level of rent</i>		
Very high		36%
High	52%	38%
About right	42%	25%
Low		13%
Very low		7%
All lettings	45%	24%

Table 5.14 shows that among the furnished lettings households comprising one person of working age had a higher proportion of tenants with a ratio of rent and rates to income that reached a fifth or more than did households of two adults of working age. These latter households benefitted in many cases either by co-tenancy adjustments or by a spouses' income, and this may account for the relatively low proportion amongst them that spent one fifth or more of their income on rent and rates. Households that contained large mainly adult groups had a particularly high proportion of tenants whose rent and rates amounted to a fifth of income, despite the adjustment for co-tenancy. This was mainly due to the fact that many households of this kind are comprised of students whose incomes are low.

Among the unfurnished lettings many of the household types showed a relatively low proportion of households where the rent and rates amounted to a fifth of net income. The very notable exception was the group of elderly single person households among whom 41% had rent and rates that amounted to a fifth of income. This household type includes a considerable proportion of widows whose incomes were comprised of pensions or other state benefits. These households tended to have low rents but also very low incomes. This is one group in particular in which one would expect to find financial housing support that would result in reducing the burden that the crude ratio shows.

Analysis by the age and sex of the tenant reveals much the same information as that gained from the examination of household type. Higher proportions of younger tenants in the furnished sector paid one fifth of their incomes in rent and rates than did older tenants. In the unfurnished sector, however, female tenants aged sixty or more had much the highest proportion of tenants whose rent and rates amounted to a fifth or more of income.

The data for income is consistent with the other information about the tenant and his household in that high proportions among those with low incomes paid rent and rates amounting to a fifth. Incomes under £40 a week were predominantly those obtained from student grants, retirement pensions and other benefits and we have seen in other analyses that young people and the elderly were the most likely to have high ratios of rent to income. Households with weekly incomes of £70 or more had much lower than average proportions of tenants for whom the ratio reached the one fifth mark or over.

Finally we examined the ratios in relation to whether the tenant considered the rent to be high or low. The results show that there was an association between the feeling of the tenant and the proportion of income that was required to cover the rent and rates on the accommodation. Thus greater proportions of those who thought the level of rent high or very high were paying rent and rates amounting to one fifth or more of net income than was the case amongst those who thought the rent level about right, low or very low.

6 Special topics

Besides examining the broad areas of concern which have been discussed in previous chapters, the Private Renters Survey investigated a number of other more particular matters on which information was required. This chapter presents the results for some special topics.

6.1 Succession tenancies

Controlled or regulated lettings can be passed on to certain family members on the tenant's death, carrying forward all the tenancy rights that exist. When a tenant dies the tenancy may pass to a 'statutory successor' as follows: firstly, to the widow if the tenant was male and his spouse was living with him at the time of death*; secondly, if there is no widow living with the tenant at the time of death then the successor can be a member of the tenant's family who had resided in the accommodation for at least six months prior to the death. If there is no one in either of these categories then the tenancy lapses at the tenant's death. Tenancies can pass in this way twice, hence successors may be first or second successors.

Even if a new contract is made between a successor tenant and the landlord of the accommodation the tenancy remains a succession tenancy. A tenant might sometimes be able to assign his letting to another person, although the agreement of his landlord is nor-

mally required. Such assignments do not count as successions. We cannot make any estimates of assignments from the survey data, but it is unlikely that they form a significant number.

Table 6.1 shows the distribution of succession tenancies by sub-sectors separately for England, London and the rest of England. As one would expect from the legal position described above, all succession tenancies were in the controlled or regulated sub-sectors, apart from two lettings for which the sub-sector was not known. First and second successions taken together account for an estimated 9% of lettings in England; over three-quarters of successor tenants were first successors. The highest proportion of lets that were succession tenancies occurred in the controlled sub-sector (35%), among regulated registered lets the proportion was 15% and in regulated unregistered lets 5% were succession tenancies. Although the proportion of succession lets was highest among controlled tenants this sub-sector was relatively small and the greatest number of such lets was to be found in the much larger regulated registered sub-sector. Succession tenancies were less common in London than in the rest of England.

6.2 Tied accommodation

Accommodation may be linked with people's jobs in various ways, and estimates of the incidence of tied housing will vary as the definition changes. Table 6.2 shows that 22% of lettings in England went with the job

* This was the legal position in 1978. Widowers received similar rights of succession under the terms of the Housing Act 1980.

Table 6.1 Whether letting is a succession letting by privately renting sub-sectors

Whether letting is a succession letting	Privately renting sub-sectors							All lettings
	Controlled	Regulated		Resident landlord	Rent free	Business etc	Other and not known	
		Registered	Unregistered					
		%	%					
<i>England</i>								
Yes - first successor	28	12	4	-	-	-	5	7
Yes - second successor	7	3	1	-	-	-	-	2
No - not successor	65	85	96	100	100	100	95	92
Total	100	100	100	100	100	100	100	100
Weighted sample size	243	730	1,489	193	379	188	42	3,264
<i>London</i>								
Yes - first successor	25	7	1	-	-	-	-	4
Yes - second successor	3	3	-	-	-	-	-	1
No - not successor	71	90	99	100	100	100	-	95
Total	100	100	100	100	100	100	-	100
Weighted sample size	46	183	371	79	49	26	14	768
<i>Rest of England</i>								
Yes - first successor	28	14	4	-	-	-	4	7
Yes - second successor	8	3	1	-	-	-	-	2
No - not successor	64	83	95	100	100	100	96	91
Total	100	100	100	100	100	100	100	100
Weighted sample size	196	548	1,117	114	330	162	29	2,496

Table 6.2 Lettings that went with the job of somebody in the household, by privately renting sub-sector and employment status

Letting:	Privately renting sub-sectors							
	Controlled	Regulated		Resident landlord	Rent free	Business etc	Other and not known	All lettings
		Registered	Unregistered					
	% <i>England</i> 97	%	%	%	%	%	%	%
Does not go with job		93	87	99	24	3	96	78
With job:								
employees	3	7	12	1	70	29	—	17
self-employed	—	—	1	—	5	68	4	5
Total	100	100	100	100	100	100	100	100
Weighted sample size	243	730	1,489	193	379	188	42	3,264
<i>London</i>								
Does not go with job	100	97	96	100	20			89
With job:								
employees	—	3	4	—	69			8
self-employed	—	—	—	—	12			3
Total	100	100	100	100	100			100
Weighted sample size	46	183	371	79	49	26	14	768
<i>Rest of England</i>								
Does not go with job	96	92	84	99	25	3	94	74
With job:								
employees	4	8	15	—	70	27	—	20
self-employed	—	—	1	1	4	70	6	6
Total	100	100	100	100	100	100	100	100
Weighted sample size	196	548	1,117	114	330	162	29	2,496

of somebody in the household: in 17% of households the letting went with the job of somebody who was an employee and in 5% of households the person concerned was self-employed. As one would expect, virtually all business-related lettings went with the job of somebody in the household (97%). In this sub-sector 68% of lettings went with the jobs of self-employed people, as against 29% which went with the jobs of employees*. In all other sub-sectors the majority of lettings which went with a household member's job were to employees. Among rent free lettings which, like business-related lettings, included a large proportion (75%) which went with a household member's job, 70% went with an employee's job. In other sub-sectors the proportions of lettings which went with somebody's job were much lower. The rent free sub-sector included the largest absolute number among the sub-sectors of lettings which went with somebody's job (210,000), but the unregistered regulated sub-sector also included a large number (141,000) despite its much lower proportion of such lettings (13%). The three sub-sectors covered by the Rent Acts – controlled, registered and unregistered – included 183,000 lettings which went with a household member's job.

Outside London, 26% of lettings went with a household member's job while in London the comparable proportion was much lower (11%). This difference was principally due to the higher proportion of lettings outside London which went with an employee's job (20%) as compared with London (8%). Outside London 15% of regulated unregistered lettings and 8% of regulated

registered lettings went with an employee's job, as against 4% and 3% respectively for these sub-sectors in London.

The linkage of letting and job discussed so far has not included two elements which are usually regarded as basic to any definition of tied accommodation: firstly, that the tenant is an employee of his landlord, and secondly, that the tenant would have to leave the accommodation if he stopped working for the landlord. It was not feasible in the survey to investigate the precise legal situations of employees whose accommodation went with their jobs; we asked each of them to give their understanding of the position. Table 6.3 shows that nearly three-quarters of these employees said that they would have to give up their accommodation on leaving the job. In the rent free and business-related sub-sectors, which were not covered by Rent Act provisions on security of tenure, the great majority of employees whose accommodation went with their jobs said that they would have to leave. With regard to the two regulated sub-sectors, which were covered by the Rent Acts, about three-quarters of the employees whose job went with a regulated unregistered letting said that they would have to leave as against only a quarter of the employees whose job went with a regulated registered letting.

Table 6.4 shows that the distribution of socio-economic groups among employees whose accommodation went with their jobs was similar, apart from higher proportions of employers and managers and semi-skilled workers, to that in the sample as a whole. The proportion of skilled manual workers amongst the employees who would be able to retain their letting if they changed employer was higher, and the proportions of intermediate and junior non-manual workers lower, than

* Ninety per cent of business-related lettings to employees were to people in 'service' lettings, that is, those where it was a condition of the job that they resided in the accommodation; the remaining 10% of lettings in this sub-sector to employees concerned accommodation mixed with on-licensed premises and other businesses.

Table 6.3 Whether or not tenants who are employees of their landlord can retain the letting if they change employer, by privately renting sub-sector

Tenant would be:	Privately renting sub-sectors							
	Controlled	Regulated		Resident landlord	Rent free	Business etc	Other and not known	All lettings
		Registered	Unregistered					
		%	%		%	%		%
legally obliged to leave		26	74		77	96		72
able to retain the tenancy		49	15		11	2		15
other or not known		25	11		11	2		13
Total		100	100		100	100		100
<i>Weighted sample size</i>	8	30	177	—	266	45	—	546

Table 6.4 Socio-economic group of tenants who are employees of their landlord, by whether or not they can retain the letting if they change employer, and socio-economic group of all tenants in the privately rented sector

Socio-economic group of tenant	If tenant changes employer he would be:			All tenants who are employees of their landlord	All tenants in the privately rented sector
	Legally obliged to leave	Able to retain the letting	Other or not known		
	%	%	%	%	%
Professional	5	3	5	4	5
Employers and managers	22	18	13	20	12
Intermediate non-manual	9	2	2	8	7
Junior non-manual	18	8	7	15	14
Skilled manual*	11	42	30	19	22
Semi-skilled manual†	24	25	37	26	18
Unskilled manual	1	1	3	1	4
Full-time students and those not working	—	—	—	—	16
Other and not known‡	8	—	2	6	4
Total	100	100	100	100	100
<i>Weighted sample size</i>	394	84	68	546	3,264

* Includes own account non-professional, and foreman and supervisors—manual

† Includes personal service and agricultural workers

‡ Includes armed forces

Table 6.5 How the most recent tenants* found their accommodation, by privately renting sub-sector

How the tenant found the accommodation	Privately renting sub-sectors					All lettings (excluding rent free)	
	Controlled	Regulated		Resident Landlord	Business etc		Other and not known
		Registered	Unregistered				
		%	%	%	%	%	
Through someone they knew		57	53	60	10	52	
Through accommodation agency or newspaper advertisement		18	24	37	9	24	
Through present job		16	16	2	77	18	
In other ways		9	6	1	4	6	
Total		100	100	100	100	100	
<i>Weighted sample size</i>	3	182	806	110	63	1,182	

* Tenants who began their current letting in 1975 or later

their proportions amongst other employees whose accommodation went with their jobs.

6.3 How the most recent tenants found their accommodation

Table 6.5 shows how people who began their current letting in 1975 or later found their accommodation. Information on the date of letting commencement was not available for rent free tenants except for those whose accommodation went with the job and so Table 6.5 omits all rent free tenants. Over half of the recent tenants, apart from the rent free, first heard about the accommodation from someone they knew, and about a quarter first heard about it through an accommodation agency or a newspaper advertisement; 18% obtained the accommodation through their present job and the remaining 6% obtained their homes by other means such as direct application to the landlord or an agent,

rehousing by the landlord or help from professionals concerned with housing.

While the proportions of these recent renters who found their accommodation through someone they knew were the same in London and elsewhere (52% in both cases), a higher proportion of those in London (36%) than elsewhere (24%) used an accommodation agency or saw a newspaper advertisement. Conversely, proportionately more of these outside London (19%) than those in London (11%) found their homes through their job.

6.4 Repairs and decorations in the privately rented sector
During the interview informants were asked about the responsibilities for various types of repairs, maintenance and decoration of the accommodation. The information obtained in this way reflects the obligations between landlord and tenant as seen by the tenant although these

Table 6.6 Tenant's view of responsibility for repairs, maintenance, services and internal decoration by privately renting sub-sectors

	Privately renting sub-sectors						
	Controlled	Regulated		Resident landlord	Rent free	Business etc	Other and not known
		Registered	Unregistered				
	%	%	%	%	%	%	%
<i>Structural and external repairs</i>							
Landlord responsible	94	97	93	96	89	69	92
Tenant responsible	3	1	3	2	7	13	3
Responsibility divided	3	1	2	—	2	14	2
Other answers or not known	0	1	2	2	2	4	2
Total	100	100	100	100	100	100	100
<i>Repairs to water, gas, electricity and heating systems</i>							
Landlord responsible	49	58	70	77	79	43	66
Tenant responsible	35	27	19	13	15	45	23
Responsibility divided	8	9	5	6	4	7	6
Other answers or not known	7	6	6	4	2	5	6
Total	100	100	100	100	100	100	100
<i>Minor repairs</i>							
Landlord responsible	24	25	45	60	59	22	40
Tenant responsible	69	69	49	36	36	70	54
Responsibility divided	2	1	1	2	3	3	2
Other answers or not known	6	5	5	2	3	5	4
Total	100	100	100	100	100	100	100
<i>Internal decoration</i>							
Landlord responsible	4	4	34	47	32	7	24
Tenant responsible	94	93	61	43	56	86	71
Responsibility divided	—	1	1	1	2	3	1
Other answers or not known	1	1	5	9	10	5	4
Total	100	100	100	100	100	100	100
<i>All lettings (thousands)</i>	176	529	1,078	140	274	136	31
							2,364

may not actually reflect the position in law. The effect of the Housing Act 1961 is, in fact, that the landlord is responsible by law for structural and external repairs and main services (electricity, water, gas) for the great majority of the privately rented sector, irrespective of any contractual arrangements. It is clear in practice that division of responsibilities was not so rigidly drawn by occupants.

Table 6.6 shows how tenants described the division of responsibilities. The table presents the results separately for different sub-sectors.

The vast majority of informants (92%) considered that the responsibility for structural and external repairs was with the landlord and this view was generally held for all sub-sectors. Two thirds of informants thought the landlord was responsible for repairs to the water, gas, or electricity supply or the heating appliances, whereas nearly a quarter thought these were the tenant's responsibility. Tenants in controlled lettings and those in regulated tenancies with registered rents were more likely than tenants in other sub-sectors to think these repairs were the tenant's responsibility.

The majority of informants (54%) thought minor repairs were the responsibility of the tenant; this was particularly the view of those in controlled lettings, regulated registered lettings and business associated lettings. Among informants in regulated unregistered lettings views were fairly evenly divided as to who had the responsibility for minor repairs, and among resident landlord lettings and rent free lettings the majority of

informants (60% and 59% respectively) thought the landlord was responsible for minor repairs.

The responsibility for internal decorations was put, for the most part, in the hands of tenants. Overall 71% of informants said the tenant was responsible and this was as high as 94% and 93% among controlled lettings and regulated registered lettings, and was 86% among lettings associated with business. Although the majority of those in regulated unregistered lettings and rent free lettings said the tenant was responsible for internal decorations approximately a third said the landlord was the one responsible. Among resident landlord lettings more informants thought the landlord rather than the tenant was responsible for internal decoration (47% landlord, 43% tenant).

Having looked at the results in detail for the different sub-sectors within private renting we turn next to examine the extent of variation in responsibilities for repairs, maintenance, services and internal decoration between different kinds of landlords (Table 6.7). In this table the categories of landlord usually presented as 'non-resident individual' has been sub-divided so as to show tenants who rent from a relative separately from those who do not.

The proportion of informants who said that the landlord was responsible for structural and external repair was high within all landlord letting types except non-resident relative landlords. Among this group over one fifth of informants said the tenant had this responsibility. This is clearly indicative of the different nature of

Table 6.7 Tenant's view of responsibility for repairs, maintenance, services and internal decoration by type of landlord

	Landlord type						Total
	Resident individual	Non-resident individual		Employer	Property company	Other and not known	
		Relative	Non-relative				
	%	%	%	%	%	%	%
<i>Structural and external repairs</i>							
Landlord responsible	96	71	92	96	92	92	92
Tenant responsible	2	22	3	1	3	—	3
Responsibility divided	—	2	3	1	4	5	2
Other answers or not known	2	4	2	1	1	2	2
Total	100	100	100	100	100	100	100
<i>Repairs to water, gas, electricity and heating systems</i>							
Landlord responsible	77	48	63	79	56	55	66
Tenant responsible	14	46	25	12	27	34	23
Responsibility divided	5	2	6	6	10	8	6
Other answers or not known	4	3	7	3	7	4	5
Total	100	100	100	100	100	100	100
<i>Minor repairs</i>							
Landlord responsible	59	30	35	53	32	32	40
Tenant responsible	37	66	59	41	62	62	54
Responsibility divided	1	2	1	2	1	4	2
Other answers or not known	3	3	5	3	5	2	4
Total	100	100	100	100	100	100	100
<i>Internal decoration</i>							
Landlord responsible	46	17	24	24	12	5	24
Tenant responsible	44	79	71	67	86	90	71
Responsibility divided	1	1	1	2	0	5	1
Other answers or not known	9	3	3	7	2	—	4
Total	100	100	100	100	100	100	100
All lettings (thousands)	146	112	1,257	522	225	101	2,364

arrangements entered into when tenant and landlord have ties beyond those of a commercial nature.

In terms of the main utilities and appliances tenants of resident individuals and tenants of employer landlords were the most likely groups to consider the repair of these to be the landlord's responsibility. A quarter or more of the informants in lettings made by non-resident, non-relative individuals or by property companies thought the tenant was responsible for such repairs. Among the lettings of non-resident relative landlords a high proportion (46%) said the tenant was responsible for such repairs. This again shows the special arrangements under which these lets had been agreed between the parties.

In terms of minor repairs there was about a two thirds/one third split of responsibilities in favour of the tenant for a number of landlord letting types. The only differences were among resident landlord lettings where a high proportion of informants (59%) thought minor repairs were the landlord's responsibility. Similarly among employer lettings a relatively high proportion of informants (53%) thought the landlord was responsible.

As far as internal decoration was concerned two thirds or more of informants in lettings other than resident

landlord lettings said the tenant was responsible for this. However among the people in resident landlord lettings 46% thought the landlord was responsible for this as well.

Having asked informants who they thought was responsible for these aspects of repairs and maintenance we asked all those who said a particular area was the landlord's responsibility whether the tenant had in fact had any repairs of this kind done to the accommodation themselves rather than going to the landlord for them.

Of those who said the landlord was responsible for structural and external repairs 20% had had such repairs done themselves. A similar proportion of tenants who said the landlord was responsible for gas, water and electricity had had some such work done themselves, as had 32% of those who thought the landlord was responsible for minor repairs and 25% of those who thought he was responsible for internal decoration.

It is clear that there are variations in the knowledge and expectations of tenants about responsibilities in these areas and that local understandings and the practicalities of life may be somewhat removed from the legal obligations that exist.

Technical Appendix

A History of legislation for the privately rented sector (contributed by the Department of the Environment)

Rent control (with related statutory security of tenure) began in 1915 as a war time measure. By 1938 an estimated 2½ million of the 6.5 million privately rented dwellings were let on controlled tenancies, and this considerable number of private lettings was still directly affected by the 1915 legislation, as extended and modified in 1920, 1923 and 1933. General rent control was reintroduced in 1939 by one of a batch of Acts hurried through Parliament at the end of August in preparation for the outbreak of the Second World War which was then clearly imminent. It applied to all dwellings let *unfurnished*, other than by local authorities, unless the rateable value exceeded £100 in London and £75 elsewhere, and restricted the rent to what it had been when the Act became law (in some cases a market rent, in others, the 1914 rent plus 40%). The tenant could not be dispossessed except by order of the Court, and then only for narrowly defined reasons (for example, non-payment of rent, wilful damage, allowing the property to be used for immoral purposes, or, for a dwelling occupied by virtue of employment, that it was required for a new employee.) Accommodation rented furnished was outside the scope of the Act (following precedents established in World War I and the interwar period).

Apart from the very limited rent increases allowed under the Housing Repairs and Rents Act 1954, controlled rents were not altered between 1939 and 1957, during which time the value of money fell by over one half. The Rent Act 1957 raised controlled rents to twice the gross value for rating purposes (on the 1956 revaluation which valued domestic hereditaments at their 1939 values) in the normal case where the landlord was responsible for repair and exterior decoration; withdrew control from the more highly rated properties (defined as above £40 in London and £30 elsewhere) (this was known as 'block decontrol'); provided for control to cease to apply to lettings where there was a change of tenant—known as 'decontrol by movement', for which there were inter-war precedents; and gave powers to extend 'block decontrol' by Statutory Instrument to dwellings of lower rateable value. Under the law as it stood in 1957 (and indeed had done in the years between World Wars I and II), the tenants' rights were all or nothing: either full security (including a succession right for a widow or other relative living with him) and a fixed rent; or neither of these rights. Tenants of decontrolled lettings had no protection under the Act against eviction other than the requirement of one month's notice.

The next major reform for unfurnished tenancies was the introduction by the Rent Act 1965 of the 'regulated tenancy'. This provided to unfurnished tenancies (unless the rateable value was over £400 in London and £200 elsewhere, or they were part of farm or business premises) the same security of tenure as for controlled tenancies. New rent rules were introduced under which either landlord or tenant could apply to the Rent Officer for the registration of a fair rent, which would then become the most the landlord could charge subject to provisions as to review and cancellation. The next section of the appendix gives a more detailed description of the regime of regulated tenancies and fair rents etc as it stood at the time of the PRS in 1978 and the tables in the report distinguish between regulated tenancies where a fair rent has been registered and those where it has not.

Controlled rents were not affected by the 1965 Act and the same provisions as before about decontrol applied; but decontrol meant transfer to regulated tenancies (if relet) and not exclusion from the Rent Acts altogether. Provision was made by the Housing Act 1969 for transfer from controlled to regulated tenancies of dwellings that were in satisfactory repair and had all the basic amenities; and the Housing Finance Act 1972 provided for transfer of the remainder (unless formally represented as unfit) in six blocks defined by rateable value, at half yearly intervals. The first three blocks were transferred; transfer of the others (below £70 rateable value in London, £35 elsewhere) was suspended in 1975. Controlled tenancies were abolished by the Housing Act 1980.

The history for furnished accommodation is very different. As already stated it was excluded from the 1915 and 1939 legislation. Legislation in 1946 and 1949 introduced limited security for tenants renting furnished accommodation, providing for Rent Tribunals that would on application fix 'reasonable' rents with (broadly speaking) six months security of tenure. Major changes in the legal status of furnished tenancies were introduced by the Rent Act 1974. This replaced the distinction between unfurnished and furnished tenancies as the basis for regulated tenancies and other tenancies (that is, security of tenure, application to Rent Officers on rent levels) by that between resident and non-resident landlords. Generally speaking under the Rent Act 1974 a tenant in furnished accommodation renting from a non-resident landlord acquired for the first time the same status under the Rent Acts as tenants renting unfurnished had had hitherto: whereas (under the Rent Act 1974) the tenant of a resident landlord

(irrespective of whether the accommodation was let furnished or unfurnished) had only a 'restricted contract' with the same rights as applied before 1974 to furnished lettings generally—i.e. the right to apply to the Rent Tribunal for the suspension of a notice to quit and/or the fixing of a reasonable rent.

B Categories of letting in 1978

B.1 Legal definitions

(contributed by the Department of the Environment)

A brief description of legislative control, as it stood in 1978, is necessary to explain the categories of letting referred to in the report.

Controlled tenancies

Controlled tenancies were low rateable value unfurnished tenancies which had begun before 6 July 1957. They were subsequently converted into regulated tenancies by the Housing Act 1980.

Rents: rents of controlled tenancies were fixed according to 1956 rateable values and could only be increased where improvement or repairs had been carried out. Rents were therefore very low—typically £1.00—£1.50 per week.

Security: tenants had full security of tenure and possession could only be granted by the County Court on one of the limited Rent Act grounds—eg non-payment of rent, or breaking the terms of the tenancy. There was a right to two successions, but on the second succession the tenancy was converted into a regulated tenancy.

Regulated tenancies (Registered and Unregistered)

Most private lettings are regulated tenancies. These may be either unfurnished or (since 1974) furnished. Regulated tenancies may either be protected tenancies (where an agreement is still in force) or statutory tenancies (where the agreement has come to an end). This distinction however does not significantly affect the rent and security provisions described below, and is not made in this survey.

Rents: either landlord or tenants may apply to the rent officer for the registration of a fair rent. This is the most the landlord can charge. In fixing a fair rent the officer must assume that there is no scarcity of rented accommodation in the area. Fair rents could, at the time, be reviewed every three years, with increases phased in three annual instalments. This survey distinguishes between regulated tenancies where a fair rent has been registered, and those where one has not.

Security: tenants have full security of tenure with the right to two successions, and possession can only be granted by the County Court on one of the limited Rent Act grounds. These include misbehaviour by the tenant and a number of mandatory grounds for possession (for example, where the landlord let his home with the intention of returning to live there again) where the court must grant possession, provided certain conditions are met.

Resident landlord lettings

Resident landlord lettings are normally outside the regulated tenancy provisions, and are controlled by different Rent Act rules. They may be furnished or unfurnished.

Rent: in practice the rent is almost always privately agreed, although the landlord or the tenant may apply to the Rent Tribunal for the registration of a reasonable rent.

Security: the landlord does not need any special grounds to apply to the County Court for a possession order for a resident landlord letting. Prior to the Housing Act 1980, a tenant who received notice to quit could apply to the Rent Tribunal, who could suspend the operation of the notice for a period of up to six months at a time.

Lettings not subject to the Rent Acts

There was a variety of other lettings in the private rented sector which were excluded from Rent Act control. Two such categories are separately identified in the survey.

Rent free lettings: lettings where no rent is paid, or the rent is less than two thirds rateable value, are excluded from Rent Act control. This sector is composed largely of concessionary lettings to landlords' families and friends, and lettings to employees.

Lettings which form part of business and agricultural tenancies, eg flats over shops, are normally excluded from Rent Act control, and subject instead to the respective legislation governing business and agricultural lettings.

The survey also has a residual category of **other lettings** excluded from Rent Act control. These lettings include:

- lettings with rateable value of the property above certain limits
- lettings by the Crown
- lettings by universities or polytechnics to their students
- lettings where the landlord provides board or substantial attendance
- lettings for the purpose of a holiday
- lettings where a licence to occupy, rather than a tenancy, is granted to the occupant.

As noted in Chapter 1 the survey was, by its nature, not always able to identify with certainty which legislative category applied to a letting.

B.2 Survey classification of the sub-sectors

Difficulties arise from differences in the use of particular words in the legislation, common usage and strict statistical usage; for example, several different answers are possible to the question "How many dwellings are privately rented?" We have adopted three conventions on particularly important terms viz

Accommodation units and dwellings. The Rent Acts use 'dwellings' to connote the space, which need not

be self-contained nor need the tenant have sole access to it, occupied by a tenant. The space to which the Rent Act unit applied need not be the space presently occupied by the Rent Act tenant eg where there is a sub-tenant. In housing statistics usage the word 'dwelling' can have a very specialised meaning under which several households can share one dwelling and an empty dwelling can be regarded as having a tenure. PRS concentrates on the housing space currently occupied by each household interviewed. Because of the ambiguities attached to the word 'dwelling', we use the phrase 'accommodation units' to describe these household spaces.

Tenancies and Lettings. A person's right to occupy might be granted by a tenancy (which allows exclusive possession of at least part of the accommodation) or a licence (which does not). The distinction between the two is not always readily apparent. In this report the word 'letting' is used, because it is a general expression covering both tenancies and licences.

Tenants. To be strictly consistent the word 'leasee' should be used as a general expression to describe the person who has been granted a letting. However, the report instead used 'tenant' because it is more readily understood. It should be remembered that this usage will not always be legally accurate, and the person described as a tenant may often be a licensee.

Sub-sectors Our main method of analysing privately renting households to show their broad legal status has been to allocate each household to what we term 'sub-sectors'. The practical method used for allocation relied on extensive detail on the questionnaire or, where necessary, information recorded from Rent Registers and rating data.

Lettings were classified into the sub-sectors as follows when they fulfilled all the conditions required (except where alternative conditions are specified):

Controlled lettings were those which

- were to private tenants who paid rent of two thirds or more of the rateable value of the accommodation to a non-resident landlord*
- were not business-related or regulated registered lettings
- began earlier than 1957
- were not fully or partly furnished
- were in accommodation built before 1955
- had a rateable value of less than £35 (£70 in the GLC area) in 1972 (or, when there was more than one household in the rateable unit, the proportion of the rateable value for which the household was due was lower than these amounts).

Regulated registered lettings were those which

- were to private tenants who paid rent of two thirds or more of the rateable value of the accommodation to a non-resident landlord*

- had a rent registered at the rent office
- were not business-related lettings
- were not holiday lets
- had a rateable value of less than £750 (£1,500 in the GLC area); this condition was assumed to have been met for all households in rateable units which included two or more accommodation units.

Regulated unregistered lettings were those which

- fulfilled the same conditions as those for regulated registered lettings except that no entries could be found for the accommodation units in question in the Rent Registers.

Resident landlord lettings were those which

- were to private tenants who paid rent to a landlord who was a private individual living in the same building, or who had the accommodation rent free from a landlord of this kind
- were in buildings which did not consist of purpose-built flats or maisonettes
- were not business-related lettings.

Rent free lettings were

- those for which the tenant paid no rent; they include lettings which were rent free with the tenant's job or that of someone else in the household.

Business-related lettings were in four categories:

- (a) *On-licensed premises*
 - lettings to private tenants who paid rent for a public house
- (b) *'Service' lettings*
 - those to private tenants who paid rent to a non-resident landlord and who had to live in the accommodation as a condition of their job, with the exception of public house lettings; they included lettings to people who were both tenants and employees of a local authority or of the Crown or the Duchies of Lancaster or Cornwall
- (c) *Agricultural lettings/lettings with land*
 - those to private tenants who were self-employed farmers who paid rent to a non-resident landlord for the rateable unit and land
- (d) *Lettings for both private and business use*
 - those to private tenants who paid rent for accommodation which was identical with or less than the rateable unit, where the rateable unit included one or more rooms rented by the tenant which were used exclusively for business purposes. (Lettings which met these conditions but also met those of controlled lets, on-licensed premises lets or agricultural lets were assigned to the latter categories.)

Lettings which were not covered in the definitions above

The only other type of letting which was positively identified in the sample was lettings by the Crown and the Duchies of Lancaster and Cornwall which were not 'service' lets. There are a number of other kinds

* The sample did not, in fact, contain any tenants who paid rent of less than two thirds of the rateable value of their accommodation.

of letting, particularly licences, which would potentially have fallen into this residual category, but none were in fact identified (Chapter 1 commented on the difficulty in a survey of this kind of distinguishing licences and tenancies).

C Operational definitions used in the survey

Sharing of facilities between households

All references in the 1978 survey data to the sharing of facilities by a household concern sharing with one or more other households occupying the rateable unit at the time of the interview. A household was not regarded as sharing any facilities with household spaces within the rateable unit or the building which were unoccupied when the interview took place.

Net rent and rates (including water rates)

Net rent excludes, and rent and rates includes, a sum calculated for rates (including water rates). For over three-quarters of households the accommodation comprised the whole rateable unit and so the amount for rates was calculated using the appropriate local authority and water authority domestic poundages and the rateable value of the accommodation. For 22% of households the accommodation was less than the whole rateable unit and it was necessary to allocate to them an appropriate part of the rateable value. The method of allocation adopted was to share the rateable value equally between all households in the rateable unit except when one or more were households of owner occupiers. It was assumed that such owner occupier households would occupy a larger share of the rateable unit than the privately renting households and so the former were allocated a slightly larger share of the rateable value. Checks were carried out using alternative methods of imputing an amount for rates and these tended to confirm the amounts calculated in the manner described. Finally, where no information on the rateable value of the accommodation was available, for some other reason such as the block-rating of a landlord's properties or attachment of the accommodation to business premises, a rateable value was calculated on the basis of £10 per room or part of a room (£20 in London).

Any amount received by a tenant from a sub-tenant was deducted in the calculation of net rent and rent and rates. Less than 1% of tenants said that they sub-let part of their accommodation. Some tenants may have wished to conceal the fact that they sub-let, and so this result may under-estimate the amount of sub-letting in the privately rented sector. If this is so, the survey results may very slightly over-estimate the levels of net rent and rent and rates.

Boarders were distinguished from sub-tenants, co-tenants and other unrelated adults in the household by their paying an amount to the tenant for meals as well as for rent. No information was obtained on the rent element in boarders' payments. As these payments included a non-rent element they were not deducted in the calculation of the tenant's net rent and rent and

rates. Under 2% of tenants said that they had a boarder. The effect of not deducting payments from boarders in the calculations may, again, be to overestimate slightly the levels of net rent and rent and rates.

The survey recorded rents actually paid at the time of the interview. This means that rents for some lettings in the regulated registered sub-sector, where increases in registered rents are introduced in phases, are lower than the registered rents for those lettings.

Where the person interviewed lived in one household with one or more co-tenants and they shared the rent between them, the total amount paid by all of them together was used in the calculation of net rent and rent and rates.

All lettings in the rent free and business-related sub-sectors have been excluded from the analysis of net rent and rent and rates, even if the tenant paid an amount for rates.

For some lettings where the landlord provided additional services such as lighting and heating it was impossible to separate service costs from the rent. Such lettings were excluded from the analysis of net rent and rent and rates. These lettings tend to have higher than average rents, particularly in the unfurnished sector in central London, and their exclusion from the analysis provides a tendency towards under-estimation of rent levels (some tendencies towards over-estimation have already been noted).

Adults in the household who were not related to the tenant

These adults were classified in one of the following groups:

Sub-tenants: people who rented part of the accommodation from the tenant. Less than 1% of tenants said that they sub-let part of their accommodation. This result may be an under-estimate of the amount of sub-letting in the privately rented sector since some tenants would probably not wish to disclose the fact that they received rent from sub-tenants.

Boarders: people living in the same household as the tenant who pay rent to him or her for part of the accommodation and also pay an amount for meals. Under 2% of tenants said that they had a boarder.

Co-tenants: unrelated people who live as one household and share the costs, including rent.

Employees of the tenant

Friends of the tenant who did not contribute to the rent

Income

The calculation of the tenant's income was based on the gross earnings before deductions for income tax and national insurance on the last occasion he or she was paid or, if this was an unusual amount, the usual gross earnings. Information was also obtained about other income before deductions for income tax and national

insurance. The income of the tenant's spouse, if he or she was married, was obtained in the same way.

Information about their incomes was obtained from 80% of the people interviewed. It is particularly difficult for self-employed people to give an estimate of their income, and in the business-related sub-sector which contains many such people information about income was obtained from 54% of the tenants. In other sub-sectors, 79% or more of the tenants gave information about their incomes.

D Background to Privately Renting Survey 1978

D.1 Follow-up surveys to the National Dwelling and Housing Survey 1978

In the housing field there are a number of issues of policy interest which affect minority groups within the community, for example households who rent their accommodation privately, households who have recently moved and households who share their accommodation. Obtaining up-to-date information about such groups in isolation is both difficult and very costly since a large sifting operation has to be carried out to derive the relevant samples. However if in addition to the policy interest in special groups there is also an interest in obtaining basic housing data on a large scale across the whole population then clearly an opportunity exists for sampling the minority groups from the large-scale study and pursuing in depth the matters of interest concerning those minority groups.

This was the situation that arose in 1977 when the Department of the Environment decided to commission a large-scale national housing survey to obtain up-to-date figures about households and tenures. Important changes had occurred in the housing field since the 1971 Census yet, for many statistics, these 1971 figures were still the most recently available.

The NDHS was, in its first phase, to comprise a national sample of 1/2% of households in England. For more detailed analysis at selected sub-national levels, data was collected from a higher proportion of households in each of the London boroughs and in areas of housing stress outside London.

The follow-up surveys were to be national enquiries and were not therefore to replicate the increases in the sample for London boroughs and housing stress areas.

Conceptually the utilisation of a large-scale national survey to generate a minority group sample is a simple and effective solution to an otherwise difficult problem of obtaining information about minorities at a reasonable cost. Since a survey which follows up units obtained in the sample for a much larger survey does not generally bear any of the field cost of identifying the sample, the difference in cost from a survey which has to carry out an identification, or sift, stage is of course appreciable. However, not all aspects of conducting follow-up surveys are quite so simple or effective. There is in fact a price to be paid for making use of the sample

and information obtained in another survey and this must be offset against the advantages when assessing the outcome of the project and making judgements for the future as to the effectiveness of obtaining information about minority groups in this way.

The most obvious disadvantage of mounting a follow-up survey is that the data gathered on the second occasion is subject to non-response both at the initial large-scale survey stage and again at the follow-up interview stage. If the large-scale study and the follow-up study each obtained 85% response then the overall response for the follow-up survey would only in fact reach 72%. If the response at each stage contained regional variation then the basis for regional analysis in the follow-up survey could be seriously affected.

Another disadvantage of the follow-up method (a disadvantage that is present in any sifting method) is that errors of omission in selecting the group of interest from the parent sample are very difficult to detect. That is to say, omission from the follow-up sample of cases of interest which occurred in the parent sample but were not identified (because, for example, incorrect or insufficient information was obtained in the parent survey) is virtually impossible to monitor. Such omissions lead to under-estimation of the size of the group of interest by an unknown amount.

By contrast, cases which are mistakenly identified as in the group of interest and included in the follow-up sample are automatically discovered at the fieldwork stage and excluded. This means, however, that estimates of the size of the group of interest which are based on the size of the follow-up sample before fieldwork is carried out may turn out in the event to be too large.

Despite these disadvantages, there is often no practical alternative to the follow-up method. The circumstances for considering launching housing follow-up surveys to the NDHS were particularly favourable, as the Department of the Environment was the commissioning department for both the large-scale survey and the follow-up surveys.

This had the advantage that the housing data necessary to identify the minority groups was likely to be naturally contained in the information to be collected on the parent study. Where additional information was required it could be included without seeming irrelevant. Although the development period for the large-scale survey was short and this put considerable pressure on the design aspects of the follow-up surveys it was possible to obtain some modifications to the parent study for the benefit of the follow-up surveys.

Policy interests in DOE were not, of course, confined to only one minority group in the housing field; nor were the groups of interest mutually exclusive one from another. In the initial discussions the groups considered to be of interest were: privately renting households, moving households, sharing households, concealed families and people who were not currently married.

The group that fitted least well into any scheme to satisfy the department's interest was that consisting of people who were not currently married. These people did not, of course, require any housing information to identify them and although they are a minority in the population they are not a very small minority. It was therefore decided to investigate other sources for deriving a sample of this group.* The subject matter of the study among sharing households and concealed families was fairly similar in each case and it was thought feasible that this area of interest could be combined in terms of sampling and interviewing.

There were thus three major subject areas: private renting, sharing and moving. The amount of information required on each subject was too great for a single interview to cover all topics, and it would have been unreasonable to approach those who would be identified in more than one of the groups to be interviewed two or three times. It was therefore decided to demarcate one half of all the households in the privately rented sector to form the basis of the survey on private renters, and for the other half to contribute to the movers survey and the sharers survey. Any privately renting households that were in the half allocated to movers and sharers and were themselves both movers and sharers were randomly allocated between the two surveys. To restore the sampling probabilities with respect to other sectors privately renting sharers and privately renting movers were given a weight of two in the analysis and privately renting movers who also shared were given a weight of four.

In this way samples of the required groups could, in theory, be generated from the NDHS with no household being selected for more than one of the follow-up surveys. When surveys are interdependent then clearly the timing of all the stages is critical. This is of course more difficult to achieve the greater the number of stages and organisations involved. Initially it was intended that the NDHS fieldwork would start in October, that the fieldwork for the national $\frac{1}{2}\%$ sample would be finished by Christmas and that the remaining London and stress area work would continue into 1978. It was therefore thought feasible to launch one of the follow-up surveys (on privately renting households) early in 1978 provided that the sample could be manually extracted during the coding procedure. The other follow-up surveys would then take place in the summer of 1978, thus giving time for the samples to be derived by computer.

In the event the autumn fieldwork ran late and only four fifths of the sample was available for fieldwork in February and March. Further fieldwork was carried out in June but even then 5% of the parent sample was not available and was excluded from the sampling frame for the follow-up surveys.

* OPCS was to carry out a survey to identify construction workers and this was also used to obtain a sample of people who were not currently married.

The fact that the NDHS had a much larger sample in the London boroughs and other housing stress areas had considerable implications for the follow-up surveys which resulted in extra work at the launching stage and some disadvantages at the analysis stage.

The Department of the Environment was aiming at having a national data set and separate data sets for the London boroughs and housing stress areas. A sub-sample of households to be included in this national data set consequently needed to be selected from the oversampled areas.

The Department of Environment wished to obtain early national results and to expedite this one in four wards were randomly selected in the London boroughs and housing stress areas and fieldwork was to be carried out in these wards first. With a further adjustment for varying probabilities of selection between areas a sub-sample of these households would then contribute to the national estimates. In the event the national estimates were not made until all of the fieldwork had been completed and the decision was then made to select the addresses for the national sample from all of the wards rather than only including a randomly selected quarter of wards from the London boroughs and the housing stress areas.

The existence of larger samples in London boroughs and housing stress areas meant that there could not be a simple tie up between the follow-up survey samples and the NDHS $\frac{1}{2}\%$ sample. Thus, one of the main advantages of using a follow-up survey was lost, since the households interviewed on the follow-up surveys in London and the housing stress areas, although representative, were not identical with those contributing to the NDHS national sample. Initially it had been intended that both the NDHS national sample and the follow-up samples would have been generated, in London and the housing stress areas, from the designated quarter wards, but in the event the NDHS national sample covered all wards. Even if the quarter ward basis had been retained further sub-sampling was required to obtain a $\frac{1}{2}\%$ sample. It would have been necessary for such sub-sampling to be carried out before the follow-up samples were drawn if they were to coincide either with each other or with the national sample in terms of individual cases in the London boroughs and housing stress areas. Any pre-selection of the national sample would probably have made the launchings of the follow-up surveys more complicated, but not having a one-to-one relationship between the follow-up samples and the NDHS national sample was an unfortunate, but probably inevitable, consequence of the design of the parent study.

For the privately rented survey a manual inspection of the documents was carried out and the serial numbers listed of all rateable units in which at least one household was privately renting. Doubtful cases were also listed. This operation was carried out for all the sample areas in the national $\frac{1}{2}\%$ sample and the quarter wards

in London boroughs and the housing stress areas. A further sub-sampling procedure was carried out on the lists for the quarter wards to restore the correct sample probabilities.

D.2 Response for the Privately Renting Survey

As this was a follow-up survey to the NDHS the sample, as it was issued, was already subject to the 15% non-response that the parent study had suffered, and was therefore already biased to the extent that this non-response varied between the different housing sectors. The leaflet that was left with NDHS respondents after the first interview said that further research might take place later but specific areas of interest were not mentioned.

Among the 5,131 addresses re-issued for the Privately Renting Survey 2% proved to be ineligible because they were business premises, institutions or derelict. It is not possible to tell how many of these had become ineligible since the time of the NDHS survey and how many were due to errors in identification at the first or second field stages or in clerically identifying addresses at which to re-call. The addresses with accommodation for private households contained 5,760 household spaces 5% of which were empty or not identified; 10% were occupied by households which declined to co-operate in the study and 8% by households that the interviewers were unable to contact. Interviews were thus achieved with households accounting for 77% of accommodation units in the sample (Table D1).

Among the households who were interviewed some were owner occupiers, some were local authority renters and some were members of housing associations or similar organizations. These cases occurred because as explained earlier, the sample included addresses in which at least one household was privately renting—even if other households at the address were not in this sector. In cases of multi-occupancy the interviewer was instructed to conduct the interview in each household to the point at which tenure was ascertained and then to continue only if the household was privately renting its accommodation. Among the households where interviews were obtained 75% were private renters, 10% were council renters, 8% were owner occupiers and 7% were members of housing associations and co-operatives.

It has been assumed that the non-response among households was not spread differentially between those from the different sectors and that therefore the response rate for private renters in the follow-up survey was 77%. If it is also assumed that NDHS response was not spread differentially between the sectors then the effective level of response from private renters, taking account of non-response at the first stage and the follow-up stage was about 65%. In principle, the source of concern about non-response is based not on the proportionate number of non-responders but on whether they are a different sub-group with different characteristics. In practical terms, however, the larger the

amount of non-response the more likely it would seem that it may have biases within it, and the more significant are the consequences of making estimates based on the responders. In most social surveys little data is available about non-responders and crude assumptions have to be made. If external sources of data are available then one method of adjustment for non-response is to use such information to divide the sample into more homogeneous sub-groups. This enables the researcher to re-weight the sub-groups in the sample to their known size in the population. The assumption still has to be made, however, that, non-responders within those sub-groups are similar to the responders in those sub-groups.

Table D1 The level of response achieved

	No.	%
<i>Addresses sampled for the Privately Renting Survey</i>		
Addresses not eligible for inclusion (business, institution, demolished)	94	2
Addresses eligible for inclusion	5,037	98
All addresses	5,131	100
<i>Outcome for household spaces within private addresses</i>		
Empty	221	4
Not identified	73	1
Refused	557	10
Non-contact	469	8
Interviewed	4,440	77
All household spaces	5,760	100
<i>Housing sector of responding households</i>		
Council renters	459	10
Owner occupiers	343	8
Members of housing associations and co-operatives	324	7
Private renters	3,314	75
All responding households	4,440	100

D.3 Grossing and re-weighting the survey results

Detailed discussions took place between DOE and OPCS about the appropriate form of re-weighting to use on the follow-up survey. The re-weighting procedures used on the NDHS were of course designed to be as effective as possible for all households in all tenures rather than for private renters alone. There are, moreover, various sources of differences between estimates from the parent survey and the follow-up surveys which had to be borne in mind in the discussions. One of the consequences of conducting more detailed surveys of sub-groups in a population is that some of the data collected on the second occasion may be in conflict with that collected on the first, through dealing with topics in more detail and because of the amount of time that has elapsed between the first survey and the second; and there will also have been some loss of co-operation from the public between the two surveys. Therefore, while re-weighting may be justified for certain uses of the results, it also has to be remembered that for any group that is re-weighted the implicit assumption being made is that those for whom information was not obtained are like those for whom it was.

Variables that were felt to be most reliable for re-weighting purposes were those which described the sample, such as region, rateable value and age of build-

ing. NDHS had itself re-weighted on the basis of household structure and therefore the age and sex of the head of household, and the size of the household were also considered as variables for re-weighting the follow-up surveys.

Re-weighting schemes incorporating all or some of these variables were examined. There was little additional benefit to be derived from using a larger rather than a smaller number of these variables and so for the sake of simplicity it was decided to use a regional weight only. On the basis of a region variable which was somewhat more detailed than standard region, (that is taking account of information known about the London boroughs and the housing stress areas) the Privately Renting Survey was re-weighted and grossed to the NDHS regional estimates of privately rented households.

This re-weighting was decided upon and carried out before the decision was taken that housing association lettings should be excluded from the survey report results. This results in some disparity between the totals for NDHS and those for PRS as the two surveys contained slightly differing proportions of housing association lettings.

E Sampling report

E.1 Background

In order to provide sufficient numbers to analyse the sub-sectors, in particular the controlled tenancies, it was felt necessary to have at least 4,000–8,000 households in the sample. Since the privately rented sector forms about a seventh of the housing stock, it is not easy to obtain a suitable sampling frame without exorbitant expense. Consequently, the National Dwelling and Housing Survey (NDHS) which sampled $\frac{1}{2}\%$ of all households in England (about 70,000 responding households) presented an ideal opportunity.

There were two other surveys that wanted to use the NDHS as a sampling frame, the survey of recent movers and one concerning households that share their accommodation. Both of these wanted to include privately renting households in their samples and it was felt that it would be putting too great a burden on respondents to ask them to co-operate in the NDHS and in two follow-up surveys. Consequently, for the current survey, it was decided to sample only a half of all the privately renting households found on the NDHS, leaving the second half for the two other follow-up surveys. This was expected to yield about five thousand households, which was thought to be sufficient for the required analyses.

E.2 NDHS design

The report of the National Dwelling and Housing Survey has been published by HMSO (1978) and details of the sample design are included in that report but, briefly the design was as follows.

The DOE wanted to obtain a sample of one in 200 ($\frac{1}{2}\%$) of private households in England which was

representative of each planning region and metropolitan county as well as of the country as a whole. In addition, they wanted much larger supplementary samples in each London borough and in 16 of the larger areas of housing stress, so that results could be produced separately for each of these.

In order to limit the cost of interviewing, only 153 of the 366 Local Authority districts in England were included in the sample. All London boroughs (33) and all metropolitan districts (36) were included together with a random sample of 84 out of the 297 non-metropolitan districts. The non-metropolitan districts were first stratified by region and area type (that is, density and whether or not the district contained seaside resorts) and then a random sample was drawn giving each district a probability proportional to the number of domestic rateable units it contained.

The sampling frame used for the NDHS was the Valuation List maintained by the Local Valuation Offices of the Inland Revenue. In each area, the Inland Revenue staff selected a systematic random sample of all rateable units. The more obvious non-residential units were then eliminated by DOE Staff and the rest by the interviewers. In each of the London boroughs and the 16 other areas of housing stress, approximately 6,500 residential rateable units were sampled. In the rest of the country the proportion of addresses selected was one in 200. In each metropolitan district this meant taking a sample of one in 200 of all the residential rateable units. However, in the non-metropolitan districts the proportions selected had to be larger than one in 200 since only some of these districts were included. In order to obtain a constant overall probability of selection of one in 200 in each region, the proportion selected in any one non-metropolitan district had to be inversely proportional to the size of the district. This meant that an approximately constant sample size of about 600 residential rateable units was selected from within each such district. To obtain a national $\frac{1}{2}\%$ sample it was necessary to take a sub-sample from the large number of addresses selected in the London boroughs and the 15 housing stress areas (one housing stress area, Gateshead, is not included at this point as its larger sample was drawn later, the original one in 200 sample being used for the follow-up surveys). It was decided that this sub-sample would be confined to a quarter of the electoral wards in each area so that fieldwork could be carried out first in these wards and any extra data processing required for the follow-up surveys would be limited to the addresses in the selected wards. The wards in each district of London borough were listed in descending order of the percentage of households that had exclusive use of all amenities as measured by the 1971 Census. Then a systematic sample of one in four was taken throughout each district or London borough with each ward being given the same chance of selection. In the event, fieldwork in all wards was completed at the same time and so national results for the NDHS were based on a systematic random sample of one in 200 addresses from throughout each of the districts and

London boroughs, not clustered within wards. However, the coding and data processing that was necessary for the follow-up surveys was only carried out in the quarter wards and so the national $\frac{1}{2}\%$ sample on which the follow-up surveys was based was taken from within those quarter wards selected from each of the London boroughs and 15 stress areas.

In these quarter wards the sub-sampling interval varied across boroughs and districts in proportion to the percentage of sampled addresses in the borough or district that were contained within them and in inverse proportion to the original sampling interval used to obtain the large sample of 6,500 or so rateable units. Using this sub-sampling interval, a random sample of one in 200 addresses clustered within a quarter of the wards in each borough and district was obtained.

As part of the sampling procedure for the NDHS the Valuation Offices supplied the address and precise description of each rateable unit selected. They also provided the type, age, rateable value and floorspace of the property where it was available. In those areas intensively surveyed, that is the London borough and the housing stress areas, there was a ward code attached to each address by the DOE or the GLC coders.

E.3 Administration of the sample for the Private Renters Survey

The GLC survey unit carried out some processing of all the NDHS interview schedules and at the same time they provided the DOE with special returns listing the serial numbers of all those rateable units which contained at least one privately renting household. These returns also included those rateable units where there was insufficient information on the schedule and it was undecided whether or not the rateable units contained a privately renting household. In order that we could decide whether to include these cases, the GLC also copied on to the returns the information that was given for the relevant questions (numbers 13 and 14 on the NDHS schedule). In the event they formed only a small percentage of the sample and except for one group all of which were included a separate decision was made for each case. The group that were included arose from the rule that households are included in the private rented sector if they rent from a council and the accommodation goes with the job of one of the household members. In a few hundred cases the household rented from a council but the question concerning the accommodation going with someone's job was not completed.

Sub-sampling from the GLC returns was carried out in two stages. First of all, within each housing stress area and London borough the sub-sampling interval described in Section 2.4 was applied to yield a $\frac{1}{2}\%$ sample cluster within the selected quarter wards. Then in every area, one in two of the remaining serial numbers were selected leaving the rest for the two other follow-up surveys. This process was carried out as the NDHS sample was progressing and at the same time

DOE staff copied the selected address from the NDHS master copy and passed them to OPCS.

The field period was planned to be February and March 1978 but interviewing on the NDHS had been delayed so that not all of the sample was ready and only 4,033 addresses were dealt with in that period. A further 1,098 addresses were dealt with during June 1978, making 5,131 in all. Since a small amount of interviewing for the NDHS was carried out in May and June 1978, about 5% of the privately renting households identified on the NDHS had no chance of inclusion in the Private Renters Survey.

F Some problems in maintaining consistency and comparability of data between follow-up surveys and their parent study – a discussion of discrepancies between the NDHS Survey and the Privately Renting Survey 1978

The privately rented sector was not the only minority housing interest that was to be studied through a follow-up survey to the NDHS. Projects about movers, sharers, and concealed families were commissioned. The overall strategy had to encompass all these needs. This led to some complexities of design but in essence that intention at the outset was to generate the follow-up samples so that there was a simple and direct relationship between them and the national $\frac{1}{2}\%$ estimates that would come from the NDHS. The main NDHS work and the follow-up surveys were carried out by different organizations so it was perhaps inevitable that decisions taken during the course of the surveys should lead to some divergences and that these should contribute towards discrepancies in the results for variables common to both surveys. It is possible to reconstruct several of the stages in this chain of events and so we can examine the sources of the main discrepancies. There are six different sets of data to examine. Estimates for four of them are derived from the NDHS and two are from the Privately Renting Survey.

F.1 Sources of discrepancy

(i) Weighting of NDHS results

The main NDHS survey was, of course, subject to some level of imperfection in the original sampling frame and some non-response during the fieldwork. The Department of the Environment decided to re-weight the results to take account of varying regional response and known population parameters, and these were the results published. The results of the Privately Renting Survey were not, as first analysed,* re-weighted and could therefore be expected to differ to the extent that re-weighting on NDHS affected the results for the privately rented sector in that survey.

(ii) The identification of the NDHS $\frac{1}{2}\%$ sample

Within London and the other housing stress areas the NDHS survey was to be based on a much bigger sample than elsewhere so that separate figures could be given

* Results in the published report have been re-weighted see Section E Sampling Report.

for each London borough and stress area. However for the national statistics these special areas needed to be included in their correct proportion to the rest of the country. At the planning stage it was hoped that national figures could be obtained at an early date, but the large amount of fieldwork to be carried out in these special areas meant delay if no information could be used until all the interviews were completed. It was therefore decided to take a 1 in 4 sample of wards in London and stress areas, ask for the work in these wards to be done first and then use these results (with any re-weighting) to obtain national estimates. The follow-up surveys samples were therefore also based on the 1 in 4 wards so selected.

In the event all of the NDHS data from London and the stress areas was available before preliminary national figures were published. As the larger samples through all wards gave better housing estimates the decision was made to base the NDHS national figures on all wards, suitably re-weighted. By this stage however the follow-up surveys were all committed to samples based on a quarter of the wards in London and the other stress areas. The NDHS $\frac{1}{2}\%$ sample is therefore not coterminous (in London and the stress areas) with the $\frac{1}{2}\%$ sample used for PRS.

(iii) The identification of the PRS sample

By using the NDHS London boroughs and stress area data together with the national $\frac{1}{2}\%$ data it was possible to recreate the quarter ward based sample, or at least a very close approximation to it. One change which had to be accounted for when re-creating the picture was that at the outset of NDHS Gateshead was not designated as a stress area. It therefore had its due proportion in the $\frac{1}{2}\%$ national sample. The follow-up surveys included it as such, but later it was assigned stress status by the NDHS. A new large sample was selected and in the analysis NDHS used the stress area data appropriately re-weighted and discarded the $\frac{1}{2}\%$ sample. NDHS data about Gateshead and PRS data about Gateshead thus ceased to match at all. For comparisons between NDHS and PRS in this paper Gateshead has therefore been excluded from the sample. Another source of discrepancy at this stage was that the follow-up samples were for practical reasons cut off at the stage when 94% of the NDHS work was complete. It was felt that waiting for the last few cases would not be worthwhile in terms of value for money. Whether or not the remaining 6% of work was biased in regard to the survey of the privately rented sector or any of the other follow-up surveys was unknown.

(iv) NDHS results for rateable units at which PRS obtained total or partial response

The effects of the major PRS losses from non-response can be assessed in so far as the addresses at which PRS obtained no information at all can be excluded from the NDHS data and the remainder examined. This method does not fully account for non-response because of the complexities of multi-household addresses. The PRS survey was based on a sample of rateable units in which

the NDHS had classified at least one household as 'privately renting' but there was no identification of the household. In multi-occupied addresses the follow-up survey revisited all households and re-identified those who were of interest. The pattern of response among multi-households at the follow-up was not necessarily the same as it had been at NDHS: some households who did not respond to NDHS did so at the follow-up and vice-versa. For those addresses we therefore have two estimates, one from NDHS and one from PRS, but they may well be based on different households, and each source will contain some non-response at the household level.

Supplementary analysis showed that among multi-household addresses where PRS obtained an interview with all households at the address 338 privately rented households were interviewed. In the same addresses NDHS had interviewed 277 households. For multi-household addresses where PRS only obtained some interviews, 356 privately rented households were interviewed whereas NDHS interviewed 394. It is not possible to tell how many of the households interviewed were in fact the same on both surveys.

(v) PRS results for addresses at which some response was obtained

For those addresses of which some level of response was obtained the PRS information itself was of course available.

(vi) PRS results re-weighted

The PRS, like the NDHS, was subject to the effects of non-response. Again, like the NDHS, it was decided to re-weight the PRS results so that some correction for these effects was taken. For NDHS, privately rented accommodation was only about 14% of the total sample; but for PRS, it was of course intended to be all of it. Therefore the weighting scheme devised for NDHS was not necessarily the most appropriate for PRS. After studying the effects of different schemes it was decided that the most simple and effective weighting scheme in the PRS case would be to apply just a regional factor in order to take account of varying response.

Comparisons of data on these different bases enables an assessment to be made of various components contributing to inconsistencies arising in the data. Comparisons between the first and second source of discrepancy (above) tell us about the effect of re-weighting the NDHS. Comparisons between the second and third source show the effect of changing from a sample based on quarter wards in London and the housing stress areas to one based on all wards.

Differences between the NDHS data for the PRS original sample (iii) and NDHS data for rateable units at which some PRS response was obtained (iv) tell us about the effect of response at rateable units where no PRS interview took place. It should be borne in mind that though this may account for most of the non-response (about 80% of the non-responding RUs will

fall in this group) it does not constitute the complete response component because it does not cover non-response in multi-household type addresses where only some of the households were interviewed.

Differences between NDHS data for rateable units at which some PRS response occurred (iv) and PRS data itself (v) tell us about discrepancies that could have arisen for a number of reasons connected with the design, timing execution of the projects. The two surveys were carried out by different organisations using different interviewer forces. The NDHS was a very large-scale survey which collected a relatively small amount of data from each household. Only 14% of the households interviewed were privately renting their accommodation. The Privately Renting Survey on the other hand collected much more information from a smaller sample of households all of whom were privately renting their accommodation.

The fact that different organisations were involved and the project had a different balance and emphasis resulted in some differences in question wording and document layout between the two surveys. Similarly there were some differences in coding practices.

Some of the differences between NDHS data for rateable units at which some PRS response occurred and PRS data itself result from the fact that on the Privately Renting Survey 306 cases proved to contain no households who were privately renting; 39 of these were changes to owner occupation or council renting or due to the cessation of sub-letting but no explanation was found as to why the remaining 267 cases were eligible at the NDHS stage but ineligible when re-visited.

Another source of discrepancy arises for multi-occupied addresses. The division into households was not necessarily similar on the two surveys, and the pattern of response was not necessarily the same. Some households interviewed on the NDHS did not co-operate at the follow-up stage, an on the other hand the Privately Renting Survey includes some households not interviewed on NDHS. In fact the Privately Renting Survey interviewed 694 households in multi-occupied addresses compared with 671 which were interviewed on the NDHS.

Some of the differences between the results for the two surveys arises from true change. The Privately Renting Survey took place some six months after NDHS. We know that certain cases had by then changed from privately rented but we do not know how much or what change had taken place amongst those households still in the privately rented sector.

The differences between PRS result unweighted (v) compared with the results after a regional re-weighting has been carried out (vi) show the effect on the data of that re-weighting.

Finally a comparison between the PRS re-weighted data (vi) and the NDHS weighted data (i) show the cumu-

lative level of discrepancies which still remain within the data.

F.2 The effects of the various sources of discrepancies
Different items of information collected in a survey may, of course, be differentially affected by the various circumstances described, and so we present comparisons for a selection of variables, some relating to the sampled address, some to the lettings and some to the tenants within the lettings. The tables show the proportional distribution for each variable for the six sets of data. Comparisons between adjacent pairs of columns show the effects of the different components contributing to discrepancies that have just been outlined.

Table F1 shows what impact the various sources of discrepancies made, for the standard regions of England, to lettings in buildings of different ages and to the type of property that comprised the rateable unit.

As far as region was concerned the weighting of the NDHS ½% national sample raised the proportion of privately renting households in England which were located in London from 22.1% to 24.6%. The change in the sample base from quarter wards to all wards also had a marked effect in London. On the basis of quarter wards only 20.6% of privately rented households were in London.

The issued sample on which the follow-up surveys were based was this short of London private lettings in comparison with the NDHS. The effect of non-response between the NDHS and the follow-up survey was disproportionately high in London and as a result the proportion of privately renting households in London was reduced still further, to 18.8% (col iv). Re-weighting by a regional factor had most impact on London where the proportion of 18.7% (col v) had to be restored to the NDHS proportion of 24.6%.

The re-weighting by region does not bring the proportion of private renting in the North into line because the Gateshead sample was excluded from the analysis of sources of discrepancies.*

Over 40% of the privately rented lettings were in nineteenth century buildings. None of the sources of discrepancy affected the distribution of age of building markedly. Although there were some variations in terms of what type of property the rateable unit was, the distributions were little affected either by the NDHS re-weighting or by the change of sample base. Non-response was higher amongst people living in flats than those living in houses but the greatest differences in fact

* When the NDHS project started Gateshead was not defined as a housing stress area. The PRS survey therefore contained half of the privately renting households in Gateshead in its sample. Later a decision was made to treat Gateshead as a housing stress area. A new large sample was selected. The original data was put on one side and the NDHS ½% national estimates were based on a down weighted sub-sample from the large stress area sample. In the results there is thus no overlap at all between NDHS and PRS in Gateshead.

Table F1 Discrepancies between NDHS and PRS for variables describing the sampled addresses

	NDHS ½ % weighted (i)	NDHS ½ % un-weighted (ii)	NDHS data for the PRS set sample un-weighted (iii)	NDHS data for RUs where there was a PRS response un-weighted (iv)	PRS data un-weighted (v)	PRS data weighted (vi)
<i>Region</i>	%	%	%	%	%	%
North	5.9	6.2	6.1	6.4	6.4	5.4
Yorkshire and Humberside	9.5	9.8	9.0	10.0	10.0	9.6
East Midlands	7.0	7.5	7.9	8.6	9.0	7.1
East Anglia	4.1	4.4	4.6	4.8	4.5	4.1
South East	20.3	20.7	21.2	21.4	21.5	20.3
Greater London	24.6	22.1	20.6	18.8	18.7	24.7
South West	9.1	9.4	9.5	8.9	8.6	9.1
West Midlands	8.0	8.2	8.1	8.1	8.1	8.1
North West	11.5	11.6	13.0	13.0	13.2	11.6
Total	100	100	100	100	100	100
<i>Age of building</i>						
Before 1900	42.7	42.3	41.8	42.8	43.4	42.7
1900 to 1918	11.5	11.3	11.8	11.5	11.2	11.6
1919 to 1929	4.6	4.5	4.2	4.3	4.5	4.3
1930 to 1939	8.4	8.3	8.6	8.9	8.9	9.1
1940 to 1954	2.6	2.7	2.8	3.0	2.9	2.8
1955 to 1964	4.1	4.2	4.7	5.0	4.4	4.3
1965 to 1972	4.5	4.6	5.0	5.0	4.3	4.2
1973 or after	2.3	2.4	2.3	2.1	1.9	1.9
Unknown	19.2	19.5	18.8	17.5	18.5	19.0
Total	100	100	100	100	100	100
<i>Type of property</i>						
House (detached)	7.1	7.5	7.4	7.8	7.8	7.3
House (semi-detached)	16.3	16.7	17.1	17.6	17.3	16.6
House (terrace)	31.2	31.1	31.2	32.1	31.7	31.0
Bungalow	3.2	3.3	3.4	3.4	3.0	2.9
Flats/maisonette purpose built	2.6	2.5	3.0	3.1	4.5	4.7
Flats/maisonette non-purpose built	11.1	10.6	10.5	10.2	10.6	11.4
Other flats	9.2	8.8	8.8	8.5	6.4	6.8
Not known	19.3	19.6	18.7	17.3	18.8	19.3
Total	100	100	100	100	100	100
<i>Base</i>	2,625,340	10,827	4,994	3,861	3,596	2,587,920

arose through the way flats were classified either as purpose built or as other types of flats in the two surveys. PRS found higher proportion of purpose built type flats but a lower proportion of flats of other types. Comparison of columns (v) and (vi) in Table F1 suggests that PRS interviewers were more definite than those in the NDHS in classifying flats as either 'purpose built' or 'non-purpose built' rather than using the 'other flats' category, which was intended, for example, for flats over shops. On the other hand, the PRS had a higher proportion of cases where the interviewer could not classify the property.

The original re-weighting, the main effect of which was to increase the London contribution of the sample, had the effect of bringing the PRS distribution much closer, in general, to that for the re-weighted NDHS data. The difference due to the variation in classification of flats was largely unaffected by the re-weighting.

Table F2 looks at variables which are more associated with the letting than the building, that is the type of landlord the letting has, whether or not the landlord is resident, whether the letting is furnished and whether the tenant has use of a bath.

First we examine the distribution by type of landlord. Weighting the NDHS ½ % sample increased the proportion of landlords who were described as 'property companies' or non-related individuals but decreased the proportion of employers.

Changing from quarter wards (col iii) to all wards (col ii) as a sample base had little effect on the overall distribution of landlord type. Non-response in the PRS resulted in some reduction in property company lettings (cols iii and iv) but the major differences came as a result of the application of definitions and methods. In PRS proportionately fewer lettings were classified as having property company landlords, fewer were classified as 'other' and more were classified as 'other persons' (cols iv and v). Regional re-weighting did not affect the distributions greatly (cols v and vi) and consequently differences in estimates remain from the two data sources.

As far as resident landlords are concerned discrepancies between the two data sources occurred at several stages. NDHS re-weighting had the effect of increasing the proportion of resident landlords, as did the move from a sample based on quarter wards to that based on all wards. These two sources of discrepancy account for an aggregate change from 6.5% (col iii) to 7.7% (col i). Non-response affected resident landlords disproportionately and other differences resulted: the PRS unweighted estimate of the proportion of resident landlords falling to 6.0%. Regional re-weighting increased this proportion to 6.3%.

Whether lettings were furnished or not was, as with the previous variable, affected by several sources of discrepancy. Re-weighting the NDHS results had the effect of increasing the proportion of furnished lettings, as did

Table F2 Discrepancies between NDHS and PRS for variables describing the lettings

	NDHS ½ %	NDHS ½ %	NDHS data for the PRS set sample	NDHS data for RUs where there was a PRS response un-weighted (iv)	PRS data un-weighted (v)	PRS data weighted (vi)
	weighted (i)	un-weighted (ii)	un-weighted (iii)			
<i>Type of landlord</i>	%	%	%	%	%	%
Property company	12.7	12.1	12.4	11.9	8.0	8.7
Housing association	8.5	8.4	8.5	8.8	8.8	9.2
Employer	18.3	19.5	19.6	19.8	20.9	20.0
Relative	5.0	5.0	5.2	5.2	5.1	5.1
Other person	48.5	47.8	48.4	48.6	53.5	53.2
Other	7.0	7.1	5.9	5.7	3.6	3.9
Total	100	100	100	100	100	100
<i>Whether landlord is resident</i>						
Resident landlord	7.7	7.3	6.5	6.2	6.0	6.3
Non-resident landlord	89.2	89.6	90.9	91.1	94.0	93.7
Not known	3.1	3.1	2.8	2.6	—	—
Total	100	100	100	100	100	100
<i>Whether letting is furnished or unfurnished</i>						
Furnished	22.4	21.7	20.3	20.4	19.4	20.2
Unfurnished	77.6	78.2	79.6	79.5	80.6	79.7
Not known	—	—	0.1	0.1	0.1	0.1
Total	100	100	100	100	100	100
<i>Whether tenant has use of a bath</i>						
Sole use	75.2	76.0	74.8	74.5	74.9	74.3
Shared use	14.5	13.8	13.9	14.3	13.6	14.5
No bath	10.2	10.1	11.2	11.0	11.2	10.9
Not known	0.1	0.1	0.1	0.1	0.3	0.3
Total	100	100	100	100	100	100
Base	2,625,340	10,827	4,994	3,861	3,596	2,587,920

using all wards for the sample base. These two factors accounted for a difference in the estimate of furnished lettings between 22.4% (NDHS results re-weighted) and 20.3% (the sample based on the quarter wards). The estimate of the proportion of lettings that were furnished was affected very little by variation in response between the two surveys. The PRS data showed fewer tenants of furnished accommodation than NDHS. One possible reason for this difference is the fact that the wording and layout of the question was different on the two surveys:

NDHS

14. a) Is it rented/provided furnished or unfurnished?

Furnished....1

Unfurnished/Partly Furnished....2

PRS

14. Is your accommodation rented furnished or unfurnished?

Fully Furnished 1

Partly Furnished 2

Unfurnished 3

Thus, the PRS by placing more emphasis on the distinction between 'fully furnished' and 'partly furnished' was more likely to identify informants in partly furnished accommodation, some of whom may have been classified in the NDHS as having furnished accommodation.

Re-weighting the PRS results by region increased the proportion of furnished lettings from 19.4% to 20.2%.

There were no major discrepancies between the sample bases or weighting systems in the estimates of the proportions of tenants who had the use of a bath.

Table F3 shows the extent of discrepancies from different sources in terms of the characteristics of households within the lettings, and the age and sex of the head of household.

The effect of re-weighting NDHS was to increase the proportion of one person households; other sources of error hardly affected the distributions. Re-weighting PRS data by a regional factor brought the distribution somewhat close together.

None of the sources of discrepancy show marked effects on the distribution of age and sex of the tenant.

Conclusions

The complex nature of the relationship between the NDHS follow-up surveys and their parent study makes discrepancies inevitable and fairly difficult to assess. As has been described, the non-response element can only be measured on the basis of singly occupied rateable units at which no co-operation was obtained because data about multi-occupied properties cannot be matched at the household level. Part of the difference that was classified as a methodological variation was in fact variation in response in multi-occupied properties.

It is of considerable interest however to see the size of the methodological contribution to the variation. There is something of a conflict in investigating a particular

Table F3 Discrepancies between NDHS and PRS for variables describing the tenants

	NDHS ½ %	NDHS ½ %	NDHS data for PRS set sample	NDHS data for RUs where there was a PRS response	PRS data	PRS data
	weighted (i)	un-weighted (ii)	un-weighted (iii)	un-weighted (iv)	un-weighted (v)	weighted (vi)
<i>Household type</i>	%	%	%	%	%	%
One adult, aged 16-59	16.1	15.2	15.2	15.2	15.4	15.9
Two adults, aged 16-59	17.8	17.5	17.8	17.1	17.3	17.7
Small family group	14.4	15.4	14.9	15.4	14.9	14.7
Large family group	5.0	5.4	5.0	5.4	5.4	5.3
Large, mainly adult group	11.9	12.4	12.8	12.8	12.6	12.5
Two adults, one or both aged 60 or more	15.4	15.5	15.7	16.0	16.2	16.0
One adult, aged 60 or more	18.9	17.9	18.0	17.7	18.0	17.9
Not known	0.6	0.6	0.5	0.4	0.2	0.2
Total	100	100	100	100	100	100
<i>Age and sex of head of household</i>						
15 to 29	19.3	19.2	19.1	19.6	18.9	19.1
Male	5.4	5.3	5.4	5.5	6.1	6.3
Female	16.6	17.6	16.7	17.1	16.0	16.2
30 to 44	2.7	2.8	2.6	2.5	2.8	2.8
Male	15.1	15.3	15.6	14.8	15.2	14.9
Female	3.4	3.3	3.4	3.2	3.3	3.4
45 to 59	5.3	5.1	5.5	5.2	5.0	4.9
Male	2.5	2.4	2.5	2.4	2.4	2.3
Female	5.5	5.9	5.4	5.5	5.5	5.4
60 to 64	3.3	3.1	3.3	3.3	3.4	3.3
Male	7.0	7.0	7.7	8.1	8.5	8.3
Female	7.5	7.1	6.9	7.0	7.1	7.0
80 or more	1.5	1.5	1.8	1.8	1.7	1.7
Male	4.3	4.0	3.8	3.7	4.0	3.9
Female	0.4	0.4	0.3	0.2	0.1	0.1
Age not known	100	100	100	100	100	100
Total	2,625,340	10,827	4,994	3,861	3,596	2,587,920

group of interest in detail and retaining comparability with the original overall estimate which may have been arrived at, by necessity, using less detailed information.

The investigation of the sources of discrepancies has not resulted in an obvious solution as to how to interpret the estimates, but it has thrown considerable light on how they arose and therefore provided useful guidance for future projects involving follow-up surveys of a similar kind.

G Other statistics on registered rents

(contributed by the Department of the Environment)
Department of Environment analyses rents as registered by Rent Officers (referred to in the text below as Rent Registration Statistics (RRS)) and, separately, the results of decisions on appeal to Rent Assessment Committees. These analyses of numbers and levels of rent registered are published in Housing and Construction Statistics. Such counts of numbers in any time period do not give direct counts of the total population of lettings with registered rents at any point in time. Some accommodation for which fair rents have been fixed even only a short interval before the point of time may have ceased to be privately rented in the interviews (for example, sold for owner occupation or left vacant). Furthermore although normally a revised fair rent (a re-registration) could at the time of the survey begin to operate 3 years after a previous decision, it is known that some lettings continue with very much older

registered rents, that is, on average the time before a re-registration exceeds 3 years and also some lettings continue with rents last registered a very long time ago. For respondents in the PRS sample visits were made to Rent Offices to extract information from the Rent Registers. This information gives estimates of the date of last registration for the estimated 529,000 lettings with registered rents as shown in Table G1.

Table G1 PRS estimate of rent registration by year of registration

Year of last registration (or re-registration)	London		Rest of England		England	
	Thous-ands	%	Thous-ands	%	Thous-ands	%
Before 1970	4.8	4	4.9	1	9.7	2
1970	0.9	1	3.5	1	4.4	1
1971	1.1	1	2.1	1	3.2	1
1972	3.7	3	9.3	2	13.0	2
1973	2.0	1	22.3	6	24.2	5
1974	6.4	5	20.0	5	26.3	5
1975	14.9	11	59.3	15	74.3	14
1976	28.7	22	105.7	26	134.4	25
1977	37.9	28	110.3	28	148.1	28
1978*	30.9	23	51.1	13	82.0	15
Information not available	0.9	1	8.0	2	8.9	2
Total	132	100	397	100	529	100

* In this table the 1978 registrations are those made in that year prior to the visits to Rent Offices in August 1978, and obviously they include an appreciable element of lettings previously registered in 1975.

All lettings shown in the table as having a rent last registered (at the time of the visit) in 1974 or earlier

obviously had registered rents at least 3½ years old—it can be seen that nationally 16% of registered lettings fell into this category.

In comparing these with Rent Registration Statistics it has to be borne in mind that PRS figures are affected by sample variation plus response effects of 2 rounds of interviewing: also that inference about the meaning of RRS is needed. The Department of Environment view is that it is reasonable to assume that the total population of lettings with registered rents is somewhat greater than the total registrations in a 3 year period, that is, that the number of live 'old' registrations (last registered more than 3 years ago) exceeds the losses in the 3 year total. In RRS, total relevant 1st and re-registrations in each of the years 1975 to 1978 were as follows:—

Table G2 Rent registrations (other than Housing Associations) in England

Year of registration	Thousands		
	London	Rest of England	England
1975	54	126	180
1976	55	148	203
1977	53	136	190
1978	43	118	161
Annual average	51	132	184

These figures imply that the PRS estimate of 529,000 lettings in early 1978 with registered rents is on the low side, especially in London. (Also the PRS numbers for lettings last registered in London in 1976 or 1977 and therefore not yet due for re-registration at the time of the PRS visits are markedly lower than rent registration statistics show for those years.)

Questionnaires

Now I'd like to ask you about your household's accommodation.

COMPLETE ACCOMMODATION FOR YOUR NIGHTS

5 What rooms does your household pay rent for (have rent been paid for) (include kitchen and bathroom)?

(If necessary, what do you use it for?)

6 Do you let or sub-let any part of your accommodation to anyone outside your household? (EXCLUDING HANDS EMPLOYED IN H/H ROOM)

Yes ... 1 ASK (a)(b)
No ... 2 SEE Q7

7 Which room(s) do you let or sub-let?

Yes ... 1 ASK (a)(b)
No ... 2 SEE Q7

8 Is that for the tenant's exclusive use or does he share it with your household?

Yes ... 1 ASK (a)
No ... 2 SEE Q9

9 If other room(s) are let or sub-let, what is the use of any of your rooms (apart from your sub-tenant(s))?

Yes ... 1 ASK (a)
No ... 2 SEE Q9

10 Which room(s) do they share?

Yes ... 1 ASK (a)
No ... 2 SEE Q9

11 If any other flats/houses in the area are let or sub-let, what is the use of any of your rooms (apart from your sub-tenant(s))?

Yes ... 1 ASK (a)
No ... 2 SEE Q9

12 Which room(s) would you share with them?

Yes ... 1 ASK (a)
No ... 2 SEE Q9

13 Is the apartment shared in any way?

Yes ... 1 ASK (a)
No ... 2 SEE Q9

14 (Day 1 just check) Are any of the rooms you mentioned used for business purposes only?

Yes ... 1 ASK (a)
No ... 2 SEE Q9

15 Which room(s) are used for business purposes only?

Yes ... 1 ASK (a)
No ... 2 SEE Q9

16 (Day 1 just check) Are there any rooms which cannot be used or are not used at all for any reason?

Yes ... 1 ASK (a)(b)
No ... 2 SEE Q9

17 Which room(s) are not in use?

Yes ... 1 ASK (a)(b)
No ... 2 SEE Q9

18 How many rooms altogether does your household pay rent for (have rent-free) (CHECK NO. IN ROOM)?

Yes ... 1 ASK (a)(b)
No ... 2 SEE Q9

3 OTHER TENANTS

I have you signed a contact or agreement for your accommodation?

Yes ... 1 ASK (a)(b)
No ... 2 SEE Q9

II PUBLIC SECTOR TENANT

Q1 (a) Code 1 OR 2

Q2 (a) Code 1 OR 2

Q3 (a) Code 1 OR 2

Q4 (a) Code 1 OR 2

Q5 (a) Code 1 OR 2

Q6 (a) Code 1 OR 2

Q7 (a) Code 1 OR 2

Q8 (a) Code 1 OR 2

Q9 (a) Code 1 OR 2

Q10 (a) Code 1 OR 2

Q11 (a) Code 1 OR 2

Q12 (a) Code 1 OR 2

Q13 (a) Code 1 OR 2

Q14 (a) Code 1 OR 2

Q15 (a) Code 1 OR 2

Q16 (a) Code 1 OR 2

Q17 (a) Code 1 OR 2

Q18 (a) Code 1 OR 2

Q19 (a) Code 1 OR 2

Q20 (a) Code 1 OR 2

Q21 (a) Code 1 OR 2

Q22 (a) Code 1 OR 2

Q23 (a) Code 1 OR 2

Q24 (a) Code 1 OR 2

Q25 (a) Code 1 OR 2

Q26 (a) Code 1 OR 2

Q27 (a) Code 1 OR 2

Q28 (a) Code 1 OR 2

Q29 (a) Code 1 OR 2

Q30 (a) Code 1 OR 2

Q31 (a) Code 1 OR 2

Q32 (a) Code 1 OR 2

Q33 (a) Code 1 OR 2

Q34 (a) Code 1 OR 2

ACCOMMODATION BOX

Room No.	Description (how used)	Occupied/used by:		H/W/amb- tenant(s)	H/W/amb- others	H/W/amb- empty room(s)	Kitchen: cooking over	O/O or other only	O/O or other only	Reason(s) for not using
		H/W only	Others							
1		1	2	3	4	5	1	2	1	1
2		1	2	3	4	5	1	2	1	1
3		1	2	3	4	5	1	2	1	1
4		1	2	3	4	5	1	2	1	1
5		1	2	3	4	5	1	2	1	1
6		1	2	3	4	5	1	2	1	1
7		1	2	3	4	5	1	2	1	1
8		1	2	3	4	5	1	2	1	1
9		1	2	3	4	5	1	2	1	1
10		1	2	3	4	5	1	2	1	1
11		1	2	3	4	5	1	2	1	1
12		1	2	3	4	5	1	2	1	1
13		1	2	3	4	5	1	2	1	1
14		1	2	3	4	5	1	2	1	1
TOTAL										

6

ENTER ANSWERS TO Q13 IN BOX BELOW

- 13 (You told us that you have a kitchen and/or bathroom in your apartment. Has your household the following items?)
- (a) Is plumbed in
- (b) Is a fixed bath or shower
- (c) Is a fixed wash basin
- IF CODE 1 ("YES") AT (a), (b), OR (c) ASK FOR EACH:
- (1) Is it in the same room as the kitchen?
- (2) Is it in the same room as the bathroom?
- (d) Is a flush toilet, IF "YES" ASK (1)
- (1) Is it in the same room as the kitchen?
- (2) Is it in the same room as the bathroom?
- FOR EACH AMENITY MENTIONED ASK AS NECESSARY:
- (a) Do you share it with anyone outside your household?
- IF "YES" CHECK AS NECESSARY:
- IF "YES" you share it with your spouse or child (1) or with someone else or both?

Amenity	(a)-(c)		(d)-(f)		(g)-(i)		(j)-(l)		(m)-(n)		(o)-(p)	
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
(a) Fixed kitchen sink	1	2	1	2	1	2	1	2	1	2	1	2
(b) Fixed bath or shower	1	2	1	2	1	2	1	2	1	2	1	2
(c) Fixed wash basin	1	2	1	2	1	2	1	2	1	2	1	2
(d) Flush toilet	1	2	1	2	1	2	1	2	1	2	1	2

- 14 Is your accommodation rented furnished or unfurnished?

fully furnished 1

partly furnished 2

unfurnished 3

- 15 Does your landlord live in this building?

Yes 1

No 2

77

4. How long had you been living there before you took over the tenancy?

b. Did you take over the tenancy on the death of the previous tenant?

23 Was the previous tenant related to you in any way?

8. What was his/her relationship to you?

PREVIOUS TENANT WAS PRESENT
TENANT'S Husband/Wife
Father/Mother
Brother/Sister
Son/Daughter
Son/Daughter-in-law
Other (SPECIFY)

b. Had your (PREVIOUS TENANT) been the tenant of this house/flat since before 6th July 1957 or did he/she become the tenant later than that?

c. Did your PREVIOUS TENANT take over the tenancy on the death of a member of family (as you did)?

Yes	1
No	2
Don't know	3

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

--	--

1

10

24 Has your rent ever been registered
(or re-registered) by a Rent Officer or
Rent Tribunal?

C

PROSE AS NECESSARY:
So, would you say that your
rent has ever been registered
by a Rent Officer or Rent
Tribunal or not?

INTERVIEWER CODE INFORMANT'S OPINION

8. In what year was it last registered?

YEAR	19		
Don't know	1		

25 How much is the present rent for your accommodation (including the part that you sub-let)? (i.e. AMOUNT HANDLED OVER TO LANDLORD)

CODE	COUNT
1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1
10	1
11	1
12	1
13	1
14	1
15	1
16	1
17	1
18	1
19	1
20	1
21	1
22	1
23	1
24	1
25	1
26	1
27	1
28	1
29	1
30	1
31	1
32	1
33	1
34	1
35	1
36	1
37	1
38	1
39	1
40	1
41	1
42	1
43	1
44	1
45	1
46	1
47	1
48	1
49	1
50	1
51	1
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53	1
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56	1
57	1
58	1
59	1
60	1
61	1
62	1
63	1
64	1
65	1
66	1
67	1
68	1
69	1
70	1
71	1
72	1
73	1
74	1
75	1
76	1
77	1
78	1
79	1
80	1
81	1
82	1
83	1
84	1
85	1
86	1
87	1
88	1
89	1
90	1
91	1
92	1
93	1
94	1
95	1
96	1
97	1
98	1
99	1
100	1

Rant book consulted	1
Not consulted	2

10

29 Do you pay rates in addition to the rent you mentioned, that is, _____ per _____ (COUNCIL)

Yes ... 1 ASK (a)(13)
No ... 2 GO TO Q30

a. How much are the full rates a year for this year, that is, April 1977 to April 1978?

Yearly amount not known

Yes ... 1 ASK (a)(13)
No ... 2 GO TO Q30

IF YEARLY AMOUNT NOT KNOWN BUT INSTALLMENTS PAID, FIND OUT:
(1) Amount of each installment paid;
(2) AMOUNT VARIES, GIVE DETAILS OF ALL PAYMENTS AND FREQUENCY

Yes ... 1 ASK (a)(13)
No ... 2 GO TO Q30

(11) Number of times paid per year

BEFORE ACCEPTING "DON'T KNOW" ASK TO SEE LAST RATE DEMAND

b. Have you had a rate rebate during the last 12 months for this accommodation?

Yes ... 1 ASK (11)(11)
No ... 2 GO TO Q30

(1) You told me that your rates for this year were _____ (ASK FOR Q3(a) or Q3(b)(1)(1)) before the actual rate charged before the year ended. How much did you pay after the rebate has been taken off?

Yes ... 1 ASK (11)(11)
No ... 2 GO TO Q30

(11) So what would the full rates be for this year if you didn't get a rate rebate?

Yes ... 1 ASK (11)(11)
No ... 2 GO TO Q30

Yes ... 1 ASK (11)(11)
No ... 2 GO TO Q30

30 Do you pay Water Rates in addition to rent and your general rates?

Yes ... 1 ASK (a)
No ... 2 GO TO Q31

a. How much are the Water Rates a year for this year, that is, April 1977 to April 1978?

Yes ... 1 ASK (a)
No ... 2 GO TO Q31

Yearly amount not known

Yes ... 1 ASK (a)(13)
No ... 2 GO TO Q30

IF YEARLY AMOUNT NOT KNOWN BUT INSTALLMENTS PAID, FIND OUT:

Yes ... 1 ASK (a)(13)
No ... 2 GO TO Q30

(11) Number of times paid per year

Yes ... 1 ASK (a)(13)
No ... 2 GO TO Q30

BEFORE ACCEPTING "DON'T KNOW" ASK TO SEE LAST RATE DEMAND

31 Have your rent gone up at all during the past five years/since you moved into the tenancy (WHICH EVER IS THE LONGEST - SEE Q1)

Yes ... 1 ASK (a)(13)
No ... 2 GO TO Q32

a. Which year did it last go up?

Yes ... 1 ASK (a)(13)
No ... 2 GO TO Q32

Yes ... 1 ASK (a)(13)
No ... 2 GO TO Q32

Yes ... 1 ASK (a)(13)
No ... 2 GO TO Q32

Yes ... 1 ASK (a)(13)
No ... 2 GO TO Q32

Yes ... 1 ASK (a)(13)
No ... 2 GO TO Q32

Yes ... 1 ASK (a)(13)
No ... 2 GO TO Q32

FROM CARD II

34 Which of the different kinds of repair on this category of home would you be most responsible for? (ENTER NUMBERS BELOW)

FOR ANY WHICH ARE LAMEN/GO, A RESPONSIBILITY

a. Do you in fact have any repairs of this sort done to your present accommodation? (ENTER NUMBER BELOW)

Do you get the landlord to do the? (ENTER NUMBER BELOW)

Type of repair	Land- lord's responsibility	Ten- ant's responsibility	Other (SPECIFY)	(a)	
				REPAIR DOWN POSS REPAIRS DOE	DOE
1. Structural and external repairs including gutters, pipes, drains and outside painting	1	2	3		1 2
2. Repairs to water, gas, heating, electricity, lifts, heating and water heating	1	2	3		1 2
3. Internal decoration	1	2	3		1 2
4. Other non-structural repairs such as plastering or replacing door handles	1	2	3		1 2

35 Would you be at all interested in taking responsibility for some of the repairs which your landlord is supposed to do? (ENTER NUMBER BELOW)

Yes ... 1

No ... 2

It depends/Other (SPECIFY) 3

.....

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.....

b. How you told the landlord for repairs? (ENTER NUMBER BELOW)

Yes ... 1 ASK (1)

No ... 2 GO TO Q32

(1) What were the reasons?

(IF NOT MENTIONED, CHECK AS

APPROPRIATE: Did the rent go up

because of an increase in demand?

0

CHECK:

Increase in rates 1

Not because of increase in rates .. 2

Don't know 3

32 Taking everything into consideration, how

satisfied do you feel with your

accommodation?

0

33 Thinking about the accommodation you get for it, how much free ... 1 GO TO Q14

Very high for what you get ... 1

Rather high 2

About right 3

Rather low 4

Very low for what you get? ... 5

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<p>17</p> <p>36 How did you find this accommodation in the first place? did you hear about it through an agency or advertisement or through an other way?</p> <p>From someone he/she knew 1 Through agency/advertisement 2 Through present job (07 (a) Code 11... 3 Other (SPECIFY) 4</p>	<p>18</p> <p>38 Have you ever thought of applying for a Rent Allowance?</p> <p>Yes ... 1 ASK (a) No 2 GO TO Q39</p>
<p>37 Have you <u>EVER</u> applied for a Rent Allowance?</p> <p>Yes ... 1 ASK (1) & (11) No 2 GO TO Q39</p>	<p>39 Do you think that you would be eligible for a Rent Allowance in your present circumstances?</p> <p>Yes ... 1 No 2 I don't know 3</p>
<p>40 What kind of people do you think are eligible for Rent Allowance?</p> <p>Yes ... 1 No 2 I don't know 3</p>	<p>41 What kind of people do you think are eligible for Rent Allowance?</p> <p>Yes ... 1 No 2 I don't know 3</p>
<p>42 What kind of people do you think are eligible for Rent Allowance?</p> <p>Yes ... 1 No 2 I don't know 3</p>	<p>43 What kind of people do you think are eligible for Rent Allowance?</p> <p>Yes ... 1 No 2 I don't know 3</p>

IF INFORMANT THINKS HE WOULD BE ELIGIBLE
(Q39 Code 1), ASK Q46 (a); IF HE THINKS HE
WOULD NOT/DOES NOT KNOW (Q39, Codes 2 or 3), OR IS NOT-FREE,
ASK Q46 (b).

6 This leaflet tells you about Rent Allowances. (You may have seen one before but) Will you please look at this table which shows how much people can get in Rent Allowance according to their circumstances.

(a) Now that you have had a look at the leaflet, how do you feel about applying for a Rent Allowance, do you think that you:

SCANNING PROMPT	1	Go to Q47
Will apply	1	Go to Q47
May decide to apply ...	2	Ask (1)
or Will not apply?	3	Go to (11)

(b) Now that you have ...

(b) Now that you have had a look at the leaflet, how do you feel about applying for a Pant Allowance if you ever become eligible; if you did become eligible, do you think that you

RUNNING PROMPT			
Would apply	1	Go to Q47	
Might decide to apply ..	2	Ask (1)	
or Would not apply?	3	Go to (11)	

(1) What will/would it depend on?

(11) Why will/ would you not apply?

Q

47 REFER TO H/H BOX AND Q6 (ACCOMMODATION BOX) AND CODE BELOW:

No boarder or sub-tenant	1	Go to Q52
Part of H/W accommodation let to sub-tenant(s)	2	Ask Qs 48-51
Boarder(s) in H/W	3	Go to Q51

ENTER PRISON NO (s)

IF PART OF ACCOMMODATION LET
TO SUB-TENANT(S) ASK:

48 You said that you sub-let part of your accommodation to someone outside your household. How much is his/her (their) rent altogether?

9 How long a period does this cover?

1	week
2	4 weeks
3	1 calendar month
4	1 quarter (3 months)
5	1 year
6	Other (SPECIFY)

Q	Does it include payment for:	Yes	No	Other (SPECIFY)
(a)	Furniture	1	2	3
(b)	Services such as lighting, heating, hot water, electricity, etc.	1	2	3
(c)	Rent	1	2	3
(d)	Water rates?	1	2	3

IF DAUGHTER(S) IN H/W, ASK:

51 How much does he/she (do they) pay altogether?

E	P
1	Ask (a) as appropriate

Other answer (SPECIFY)	ANSWER
.....	1 week
.....	4 weeks
.....	2
.....	1 calendar month
.....	3
.....	1 quarter (3 months)
.....	4
.....	1 year
.....	5
.....	Other (SPECIFY)
.....	6
.....
.....

(a) How long a period does this cover?

How much does he/she (on day) pay
together?

00 70 054

24

INTRODUCE CHANGE OF STATUS

54 CHG-1 CSE. (1) IN 1/4 BOX

OCCUPATION OF TENANT

(POWER OCC. IF RETIRED

OR UNEMPLOYED)

INDUSTRY

IF MANAGER, SUPERINTENDENT OR SELF-EMPLOYED, SEE 55

(a) Number of employees in establishment

25 or more

1-24

None

55 OCCUPATION OF TEN (IF DIFFERENT FROM TENANT)

FORMER OCC. IF RETIRED

OR UNEMPLOYED

TEN - Not working/not retired/not

unemployed/ten = Tenant

1 Go to Q46

INDUSTRY

Employee

Self-employed

TEN - Not working/not retired/not

unemployed/ten = Tenant

1 Go to Q46

25 or more

1-24

None

1 Go to Q46

25 or more

1-24

None

1 Go to Q46

24

INCOME

ASK MULTIPLE TIMES FOR ADJUSTED AND MONTH

IN CONFIDENCE

ASK ALL PRIVATE EMPLOYERS

DO YOU CURRENTLY RECEIVE ANY

RENTAL INCOME FROM ANY

PROPERTY YOU OWN?

YES

NO

1 Go to Q47

2 Go to Q47

3 Go to Q47

4 Go to Q47

5 Go to Q47

6 Go to Q47

7 Go to Q47

8 Go to Q47

9 Go to Q47

10 Go to Q47

11 Go to Q47

12 Go to Q47

13 Go to Q47

14 Go to Q47

15 Go to Q47

16 Go to Q47

17 Go to Q47

18 Go to Q47

19 Go to Q47

20 Go to Q47

21 Go to Q47

22 Go to Q47

23 Go to Q47

24 Go to Q47

25 Go to Q47

26 Go to Q47

27 Go to Q47

28 Go to Q47

29 Go to Q47

30 Go to Q47

31 Go to Q47

32 Go to Q47

ASK ALL PRIVATE EMPLOYERS

DO YOU CURRENTLY RECEIVE ANY

RENTAL INCOME FROM ANY

PROPERTY YOU OWN?

YES

NO

1 Go to Q47

2 Go to Q47

3 Go to Q47

4 Go to Q47

5 Go to Q47

6 Go to Q47

7 Go to Q47

8 Go to Q47

9 Go to Q47

10 Go to Q47

11 Go to Q47

12 Go to Q47

13 Go to Q47

14 Go to Q47

15 Go to Q47

16 Go to Q47

17 Go to Q47

18 Go to Q47

19 Go to Q47

20 Go to Q47

21 Go to Q47

22 Go to Q47

23 Go to Q47

24 Go to Q47

25 Go to Q47

26 Go to Q47

27 Go to Q47

28 Go to Q47

29 Go to Q47

30 Go to Q47

31 Go to Q47

32 Go to Q47

33 Go to Q47

34 Go to Q47

35 Go to Q47

36 Go to Q47

24

INCOME

ASK MULTIPLE TIMES FOR ADJUSTED AND MONTH

IN CONFIDENCE

ASK ALL PRIVATE EMPLOYERS

DO YOU CURRENTLY RECEIVE ANY

RENTAL INCOME FROM ANY

PROPERTY YOU OWN?

YES

NO

1 Go to Q47

2 Go to Q47

3 Go to Q47

4 Go to Q47

5 Go to Q47

6 Go to Q47

7 Go to Q47

8 Go to Q47

9 Go to Q47

10 Go to Q47

11 Go to Q47

12 Go to Q47

13 Go to Q47

14 Go to Q47

15 Go to Q47

16 Go to Q47

17 Go to Q47

18 Go to Q47

19 Go to Q47

20 Go to Q47

21 Go to Q47

22 Go to Q47

23 Go to Q47

24 Go to Q47

25 Go to Q47

26 Go to Q47

27 Go to Q47

28 Go to Q47

29 Go to Q47

30 Go to Q47

31 Go to Q47

32 Go to Q47

24

INCOME

ASK MULTIPLE TIMES FOR ADJUSTED AND MONTH

IN CONFIDENCE

ASK ALL PRIVATE EMPLOYERS

DO YOU CURRENTLY RECEIVE ANY

RENTAL INCOME FROM ANY

PROPERTY YOU OWN?

YES

NO

1 Go to Q47

2 Go to Q47

3 Go to Q47

4 Go to Q47

5 Go to Q47

6 Go to Q47

7 Go to Q47

8 Go to Q47

9 Go to Q47

10 Go to Q47

11 Go to Q47

12 Go to Q47

13 Go to Q47

14 Go to Q47

15 Go to Q47

16 Go to Q47

17 Go to Q47

18 Go to Q47

19 Go to Q47

20 Go to Q47

21 Go to Q47

22 Go to Q47

23 Go to Q47

24 Go to Q47

25 Go to Q47

26 Go to Q47

27 Go to Q47

28 Go to Q47

29 Go to Q47

30 Go to Q47

31 Go to Q47

32 Go to Q47

24

INCOME

ASK MULTIPLE TIMES FOR ADJUSTED AND MONTH

IN CONFIDENCE

ASK ALL PRIVATE EMPLOYERS

DO YOU CURRENTLY RECEIVE ANY

RENTAL INCOME FROM ANY

PROPERTY YOU OWN?

YES

NO

1 Go to Q47

2 Go to Q47

3 Go to Q47

4 Go to Q47

5 Go to Q47

6 Go to Q47

7 Go to Q47

8 Go to Q47

9 Go to Q47

10 Go to Q47

11 Go to Q47

12 Go to Q47

13 Go to Q47

14 Go to Q47

15 Go to Q47

16 Go to Q47

17 Go to Q47

18 Go to Q47

19 Go to Q47

20 Go to Q47

21 Go to Q47

22 Go to Q47

23 Go to Q47

24 Go to Q47

25 Go to Q47

26 Go to Q47

27 Go to Q47

28 Go to Q47

29 Go to Q47

30 Go to Q47

31 Go to Q47

32 Go to Q47

24

INCOME

ASK MULTIPLE TIMES FOR ADJUSTED AND MONTH

IN CONFIDENCE

ASK ALL PRIVATE EMPLOYERS

DO YOU CURRENTLY RECEIVE ANY

RENTAL INCOME FROM ANY

PROPERTY YOU OWN?

YES

NO

1 Go to Q47

2 Go to Q47

3 Go to Q47

4 Go to Q47

5 Go to Q47

6 Go to Q47

7 Go to Q47

8 Go to Q47

9 Go to Q47

10 Go to Q47

11 Go to Q47

12 Go to Q47

13 Go to Q47

14 Go to Q47

15 Go to Q47

16 Go to Q47

17 Go to Q47

18 Go to Q47

19 Go to Q47

20 Go to Q47

21 Go to Q47

22 Go to Q47

23 Go to Q47

24 Go to Q47

25 Go to Q47

26 Go to Q47

27 Go to Q47

28 Go to Q47

29 Go to Q47

30 Go to Q47

31 Go to Q47

32 Go to Q47

24

INCOME

ASK MULTIPLE TIMES FOR ADJUSTED AND MONTH

IN CONFIDENCE

ASK ALL PRIVATE EMPLOYERS

DO YOU CURRENTLY RECEIVE ANY

RENTAL INCOME FROM ANY

PROPERTY YOU OWN?

YES

NO

1 Go to Q47

2 Go to Q47

3 Go to Q47

4 Go to Q47

5 Go to Q47

6 Go to Q47

7 Go to Q47

8 Go to Q47

9 Go to Q47

10 Go to Q47

11 Go to Q47

12 Go to Q47

13 Go to Q47

14 Go to Q47

15 Go to Q47

16 Go to Q47

17 Go to Q47

18 Go to Q47

19 Go to Q47

20 Go to Q47

21 Go to Q47

22 Go to Q47

23 Go to Q47

24 Go to Q47

25 Go to Q47

26 Go to Q47

27 Go to Q47

28 Go to Q47

29 Go to Q47

30 Go to Q47

31 Go to Q47

32 Go to Q47

24

INCOME

ASK MULTIPLE TIMES FOR ADJUSTED AND MONTH

IN CONFIDENCE

ASK ALL PRIVATE EMPLOYERS

DO YOU CURRENTLY RECEIVE ANY

RENTAL INCOME FROM ANY

PROPERTY YOU OWN?

YES

NO

1 Go to Q47

2 Go to Q47

3 Go to Q47

4 Go to Q47

5 Go to Q47

6 Go to Q47

In the last 12 months have you received		Total		Income		Expense	
IF YES	IF YES	1	2	1	2	1	2
(13) Unemployment benefits (including temporary disability benefits)	Yes No	1	2	1	2	1	2
(14) Social Security benefits (including Social Security disability benefits)	Yes No	1	2	1	2	1	2
(15) Family income supplement	Yes No	1	2	1	2	1	2
(16) Any other assistance (specify in Part 4)	Yes No	1	2	1	2	1	2
(17) Federal injury disability pension (including pension at 40 U.S.C. 101)	Yes No	1	2	1	2	1	2
(18) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(19) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(20) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(21) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(22) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(23) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(24) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(25) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(26) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(27) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(28) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(29) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(30) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(31) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(32) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(33) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(34) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(35) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(36) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(37) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(38) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(39) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(40) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(41) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(42) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(43) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(44) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(45) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(46) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(47) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(48) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(49) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(50) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(51) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(52) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(53) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(54) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(55) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(56) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(57) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(58) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(59) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(60) Any other pension (specify in Part 4)	Yes No	1	2	1	2	1	2
(61) Any other pension (specify in Part 4)	Yes No	1	2				

12

In the last PERIOD how you received

Informant	Spouse
1	2
(7) A regular allowance from a friend or relative outside the household or a salary or pension or other allowance	Yes ... 1 No ... 2
(8) Any other income	Yes ... 1 No ... 2

IF YES

Informant	Spouse
1	2
a) Last payment AND	1
b) Period covered by last payment	2

IF YES

Informant	Spouse
1	2
a) Last payment AND	1
b) Period covered by last payment	2

STATE INCOME TAX C

IF HOUSEHOLD INCLUDES PEOPLE OTHER THAN TAXPAYER AND SPOUSE

NAME - Do not list last 4 (last figures) in household

A. Go to Q6A

65. Does anyone else in your household report from you (and/or spouse) any of the following?

IF YES

Informant	Spouse
1	2
Supplementary benefits (UNEMPLOYMENT BENEFIT)	Yes ... 1 No ... 2
Widow's pension	Yes ... 1 No ... 2
Old age pension	Yes ... 1 No ... 2
Maternity award or grant	Yes ... 1 No ... 2

IF YES

Informant	Spouse
1	2
Do you (and your spouse) have cash or other assets (over £1,000) in the bank or in a trustee savings bank?	Yes ... 1 No ... 2

11

In the last 12 months, have you

Informant	Spouse
1	2
(9) Interest from a building society or bank credited with	Yes ... 1 No ... 2
(10) Interest from a building society or bank credited with	Yes ... 1 No ... 2
(11) Interest from a building society or bank credited with	Yes ... 1 No ... 2
(12) Interest from a building society or bank credited with	Yes ... 1 No ... 2
(13) Interest from a building society or bank credited with	Yes ... 1 No ... 2

64. In the last 12 months, have you received or been credited with any income or have any yet been credited with any income?

IF YES

Informant	Spouse
1	2
a) during PERIOD	1
b) Last weekly payment	2
c) Period covered by last payment	3

66. Does anyone else in your household report from you (and/or spouse) any of the following?

IF YES

Informant	Spouse
1	2
Supplementary benefits (UNEMPLOYMENT BENEFIT)	Yes ... 1 No ... 2
Widow's pension	Yes ... 1 No ... 2
Old age pension	Yes ... 1 No ... 2
Maternity award or grant	Yes ... 1 No ... 2

IF YES

Informant	Spouse
1	2
Do you (and your spouse) have cash or other assets (over £1,000) in the bank or in a trustee savings bank?	Yes ... 1 No ... 2

33

TO ALL

(As I mentioned at the beginning) We are calling at addresses where we believe someone was interviewed within the last few months and we are asking you to help us find out if there is a mistake about the address, so can I check.

67 Has anyone in your household been interviewed about housing since last September?

Yes 1
No 2
Don't know 3

ASK IF OWNER-OCUPPER OR COUNCIL TENANT

DM - Informant is private renter

68 (a) Have you let or sub-let your accommodation or any part of it since last September?

Yes (specify) 1
No 2

Go to Q69
Go to (b)

(b) When did you become an owner-occupier/council tenant at this address [60]?

DATE

Month
Year

see (c)

IF AFTER SEPTEMBER 1971.

(c) As far as you know was this accommodation used for any part of it privately rented immediately before you became an owner-occupier/council tenant at this address [60]

Yes (specify) 1 give details then
No 2 give details then
Don't know 3

34

ASK ALL PRIVATE RENTERS Q69 AND Q70

69 We are hoping to call back at the addressee we are visiting. We are asking you to help us find out if the situation is changing. We shall be very glad of your help if we call on you again.

INTERVIEWER CODE

No objection raised 1
Objection raised 2

70 We were talking earlier about rent and rates and so on. We want to check some of the details with Rent Officers and District Valuers, so we will be calling back at the address where we have carried out interviews, so that we can check up the information. People's names will not be included in the list, but if your address is included in the list?

INTERVIEWER CODE

No objection raised 1
Objection raised 2

LOCATION OF INTERVIEW

HOURS
MINUTES

NUMBER OF CALLS MADE TO ACHIEVE INTERVIEW

1955 ONCE 12/77

ACCOMMODATION SUMMARY

OFFICE USE

Household List continuation sheet

Household No.	Name of Tenant Unit	Household Size	Own- Occup	Ten- ant	Sub- Ten-	Years Resid-	Non- Resid- Contact	Guests Accommodated	Guests Accommodated	Off- ice
9	1	2	3	4	5	6	.....	.....
10	1	2	3	4	5	6	.....	.....
11	1	2	3	4	5	6	.....	.....
12	1	2	3	4	5	6	.....	.....
13	1	2	3	4	5	6	.....	.....
14	1	2	3	4	5	6	.....	.....
15	1	2	3	4	5	6	.....	.....
16	1	2	3	4	5	6	.....	.....
17	1	2	3	4	5	6	.....	.....
18	1	2	3	4	5	6	.....	.....
19	1	2	3	4	5	6	.....	.....
20	1	2	3	4	5	6	.....	.....
21	1	2	3	4	5	6	.....	.....
22	1	2	3	4	5	6	.....	.....
23	1	2	3	4	5	6	.....	.....
24	1	2	3	4	5	6	.....	.....
25	1	2	3	4	5	6	.....	.....
26	1	2	3	4	5	6	.....	.....
27	1	2	3	4	5	6	.....	.....
28	1	2	3	4	5	6	.....	.....
29	1	2	3	4	5	6	.....	.....
30	1	2	3	4	5	6	.....	.....

6 (c) CANCELLATION OF REGISTRATION

Reason specified as agreement	Applicable date
RENT OFFICER'S DECISION	Registration CANCELLED Agreed rental operator from
Cancellation REFUSED	Cancellation REFUSED
Cancellation CANCELLED	Cancellation CANCELLED
Reason specified as agreement	Applicable date
RENT OFFICER'S DECISION	Registration CANCELLED Agreed rental operator from
Cancellation REFUSED	Cancellation REFUSED
Cancellation CANCELLED	Cancellation CANCELLED

Consolidation of Registration Section is blank

GO TO PAGE C

7. LANDLORDS OF HOUSING ASSOCIATION / SHEET 2

(a) Landlord to persons

Landlord to persons	Reason noted	Comments of	Printed name
Landlord to persons	Landlord to persons	Landlord to persons	Landlord to persons

(b) Landlord to persons

Landlord to persons	Landlord to persons	Landlord to persons	Landlord to persons
Landlord to persons	Landlord to persons	Landlord to persons	Landlord to persons

(c) Rent Assessment Committee Section is blank

RENT ASSESSMENT COMMITTEE DECISION	Reason noted	Comments of	Printed name
RENT ASSESSMENT COMMITTEE DECISION	RENT ASSESSMENT COMMITTEE DECISION	RENT ASSESSMENT COMMITTEE DECISION	RENT ASSESSMENT COMMITTEE DECISION

RENT ASSESSMENT COMMITTEE DECISION

GO TO PAGE C

RENT ASSESSMENT COMMITTEE DECISION

GO TO PAGE C

8. LANDLORDS OF HOUSING ASSOCIATION / SHEET 2

8 (c) REASON FOR REQUEST

Reason for request	Reason for request	Reason for request	Reason for request
Reason for request	Reason for request	Reason for request	Reason for request

9. REASON FOR REQUEST

Reason for request	Reason for request	Reason for request	Reason for request
Reason for request	Reason for request	Reason for request	Reason for request

10. REASON FOR REQUEST

Reason for request	Reason for request	Reason for request	Reason for request
Reason for request	Reason for request	Reason for request	Reason for request

3 CODE RESPONSE		4		5	
I OVER-OCCUPATION ON (11) GO TO (1) Code 1	1	GO TO Q67			
II PREREQUISITE RESPONSE GO (4) Code 2 AND GO (4) Codes 1, 2 or 3	2	CONTINUE INTERVIEW			
III PRELIMINARY STATUS (1) Rent-free with job GO Code 4 or 5 AND GO (4) Code 1	3	EMPLOYEE			
(11) Rent-free, not with job GO Code 4 AND GO (4) Code 2	4	SOH			
(111) FRANKIE TENANT All others	5	Tenant			
4 Have you signed a contract or agreement for your accommodation?	1 Yes ... 2 No	1 ASK (4) (b)(4)(c) 2 GO TO (1)			
a. If the agreement that you are renting is for normal residential purposes or just for holiday purposes?	1 Normal residential purposes ... 2 Holiday purposes ...	1 ASK (4) (b)(4)(c) 2 GO TO (1)			
(1) Do you in fact live here just for holidays or do you live here permanently?	1 Just for holidays ... 2 Permanently ...	1 GO TO (b) 2 ASK (1)			
b. If the agreement (arrangement) that you will rent is for a specified period only or that you rent it as long as you like?	1 Specified period only ... 2 As long as he/she likes ...	1 ASK (1) 2 GO TO (c)			
(1) How long a period?	1 2	1 ASK (4) 2 GO TO Q11			
c. (Now I just check) Do you rent it from someone who normally rents out rooms to come back after you move?	1 Yes ... 2 No 3 Don't know	1 ASK (4)(b) 2 GO TO Q12			

Now I'd like to ask you about your household's accommodation.		6		7	
COMPLETE ACCOMMODATION FOR FOUR ADULTS		5 What room does your household pay rent for (have rent been paid for)?		1 ASK (4)(b) 2 SEE Q7	
DO YOU LET OR SUB-LET ANY PART OF YOUR ACCOMMODATION TO ANYONE OUTSIDE YOUR HOUSEHOLD (EXCLUDING BOARDERS RENTED IN R/R SH)?		6 Yes ... No			
a. Which room(s) do you let or sub-let?		1 ASK (4) 2 SEE Q7			
b. How much of the tenant's exclusive use or does he share it with your household?		1 ASK (4) 2 SEE Q7			
IF OTHER, GO TO Q7. IF YES, GO TO Q8. IF OTHER, GO TO Q9.		7 Does anyone outside your household share the use of any of your rooms (apart from your sub-tenant(s))?		1 ASK (4) 2 SEE Q7	
a. Which room(s) do they share?		1 ASK (4) 2 SEE Q7			
IF YES, GO TO Q8. IF NO, GO TO Q9.		8 IF the empty flat(n)/bedroom(s) were occupied, would it be used for business purposes?		1 ASK (4) 2 SEE Q7	
IF YES, GO TO Q8. IF NO, GO TO Q9.		9 IF the empty flat(n)/bedroom(s) were occupied, would it be used for business purposes?		1 ASK (4) 2 SEE Q7	
IF YES, GO TO Q8. IF NO, GO TO Q9.		10 (Now I just check) Has any of the rooms you mentioned used for business purposes only?		1 ASK (4) 2 GO TO Q11	
a. Which room(s) are used for business purposes only?		1 ASK (4) 2 GO TO Q11			
b. How many rooms altogether does your household pay rent for (have rent-free)? (CHECK NO. IN BOX)		1 ASK (4) 2 GO TO Q12			

17 ACCOMMODATION CODES WITH JOB OF ANY
NATURE OR PAY (SEE CODE 17) IF
IF REPT-FREE, NOT WITH JOB (SEE CODE 4 AND
OTHERS GO TO Q19.

ACCOMMODATION WITH JOB

18 Your accommodation said that your
job. May I just check, do
you really pay rent or do you
get the accommodation free with the job?

Pays rent 1
Free with present job 2
Other (SPECIFY) 3
.....
.....

19 Would you have the right to stay on in
the accommodation if you lost your job
(I mean really)?

Has the right to stay on 1
Charged to leave 2
Other (SPECIFY) 3
.....
.....

20 Have you got a formal agreement that you
can stay if you give up the job?

Yes 1
No 2

21 Would you be allowed to live somewhere
else if you wanted to end still being the job
or do you have to live here?

Allowed to live somewhere else 1
Has to live here 2
Other (SPECIFY) 3
.....
.....

IF REPT-FREE, NOT WITH JOB

19 You/ said that you have your
accommodation rent-free. May I just
check, do you really pay rent on your
household pay rent on your behalf?

Yes 1
No 2

RENT FREE GO TO Q21

20 Is the rent for your accommodation
controlled, I mean, fixed so that
you can't pay more than the
Rent Officer to have the rent put up?
(PLEASE FILL IN)

PLEASE RE-INTERVIEW:
If you have said that the
rent for your accommodation
is controlled or not?

RENT IS CONTROLLED: OPTION
Rent is controlled 1
Rent is not controlled 2
Does not know 3

21 In what year did you become the
tenant of this house/flat, I mean, when
was it first in your name?

YEAR
Not sure 1
..... 2
..... 3

IF 1957 OR NOT SURE AIX (3); OTHERS GO TO Q22

22 Was there before 6th July 1957 or not?
Before 6th July 1957 1
On/after 6th July 1957 2
Don't know 3

22	Do any of the following apply to you? a. You are a tenant of a house or flat which is owned by a person who is already living there. b. You are a tenant of a house or flat which is owned by a person who is already living there and you have moved in or out of the house or flat since you moved in or out of the house or flat. c. You are a tenant of a house or flat which is owned by a person who is already living there and you have moved in or out of the house or flat since you moved in or out of the house or flat.	1 Already living there	2 ASK (a) & (b)	GO TO Q23
	a. How long had you been living there before you took over the tenancy?	1 Less than 6 months	2 6 months or longer	1
	b. Did you take over the tenancy on the death of the previous tenant?	1 Yes	2 No	2
23	Has the previous tenant related to you in any way?	1 Yes	2 No	1
	a. What was his/her relationship to you?	1 Previous tenant was present tenant's son/daughter	2 Previous tenant was present tenant's brother/sister	3 Previous tenant was present tenant's son/daughter-in-law
	b. Did you (PREVIOUS TENANT) own the house/flat since before you took over the tenancy?	1 Yes	2 No	3 Does not know
	c. Did you (PREVIOUS TENANT) take over the tenancy on the death of a member of your family (as you did)?	1 Yes	2 No	3 Does not know
24	Has your rent ever been regulated by a Rent Officer or Rent Tribunal?	1 Yes	2 No	3 Does not know
25	How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	a. In what year was it last registered?	1 19	2 20	3 21
	b. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	c. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	d. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	e. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	f. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	g. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	h. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	i. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	j. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	k. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	l. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	m. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	n. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	o. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	p. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	q. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	r. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	s. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	t. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	u. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	v. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	w. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	x. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	y. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know
	z. How much is the present rent for your house/flat? (If the amount has changed since you took over the tenancy, state the amount paid over to Landlord)	1 Rent has not been registered	2 Rent has not been registered	3 Does not know

30 Do you pay water rates in addition to rent and your general rent?

Yes ... 1 ASK (4)
No 2 GO TO Q31

a. How much are the water rates a year for this year, that is, April 1977 to April 1978?

Yes ... 1 ASK (4)
No 2 GO TO Q31

IF YEARLY AMOUNT NOT KNOWN BUT INSTRUMENTS PAID, FIND OUT:
(1) Amount of each installment paid:
(11) Number of times paid PER YEAR

Yes ... 1 ASK (4)
No 2 GO TO Q31

IF YEARLY AMOUNT NOT KNOWN BUT INSTRUMENTS PAID, FIND OUT:
(1) Amount of each installment paid:
(11) Number of times paid PER YEAR

Yes ... 1 ASK (4)
No 2 GO TO Q31

BEFORE ACCEPTING "DON'T KNOW", ASK TO SEE LAST WATER RATE DEMAND

Yes ... 1 ASK (4)
No 2 GO TO Q31

31 Has your rent gone up at all since you took over the tenancy (WHICHEVER IS THE SHORTER - SEE Q11)

Yes ... 1 ASK (4)(b)
No 2 GO TO Q32

a. Which year did it last go up?

Yes ... 1 ASK (4)(b)
No 2 GO TO Q32

32 How much are the full rates a year for this year, that is, April 1977 to April 1978?

Yes ... 1 ASK (4)
No 2 GO TO Q31

IF YEARLY AMOUNT NOT KNOWN BUT INSTRUMENTS PAID, FIND OUT:
(1) Amount of each installment paid:
(11) Number of times paid PER YEAR

Yes ... 1 ASK (4)
No 2 GO TO Q31

BEFORE ACCEPTING "DON'T KNOW", ASK TO SEE LAST WATER RATE DEMAND

Yes ... 1 ASK (4)
No 2 GO TO Q31

33 Has your rent gone up at all since you took over the tenancy (WHICHEVER IS THE SHORTER - SEE Q11)

Yes ... 1 ASK (4)(b)
No 2 GO TO Q32

a. Which year did it last go up?

Yes ... 1 ASK (4)(b)
No 2 GO TO Q32

29 Do you pay rates in addition to the rent you pay? (ANSWER)

Yes ... 1 ASK (4)(b)
No 2 GO TO Q30

a. How much are the full rates a year for this year, that is, April 1977 to April 1978?

Yes ... 1 ASK (4)(b)
No 2 GO TO Q30

IF YEARLY AMOUNT NOT KNOWN BUT INSTRUMENTS PAID, FIND OUT:
(1) Amount of each installment paid:
(11) Number of times paid PER YEAR

Yes ... 1 ASK (4)(b)
No 2 GO TO Q30

BEFORE ACCEPTING "DON'T KNOW", ASK TO SEE LAST RATE DEMAND

Yes ... 1 ASK (4)(b)
No 2 GO TO Q30

b. Have you had a rate rebate during the last year? (ANSWER)

Yes ... 1 ASK (1)(4)(11)
No 2 GO TO Q30

(1) You told us that your rate for this year was (ANSWER AT Q29(a) or Q30(4)(1)(11)). Is that the same as the rate you were asked to pay after the rebate has been taken off?

Yes ... 1 ASK (1)(4)(11)
No 2 GO TO Q30

(11) So what would the full rate be for this year if you didn't get a rate rebate?

Yes ... 1 ASK (1)(4)(11)
No 2 GO TO Q30

15

30. Have you told the reasons for the increase last time the rent went up?

Yes ... 1
No ... 2

ASK (1)
GO TO Q33

(1) What were the reasons?

(IF NOT MENTIONED, CHECK AS BECAUSE OF AN INCREASE IN RENT?)

0

CHECK

Increase in rates 1
Not because of increase in rates .. 2
Don't know 3

32. Taking everything into consideration, how satisfied do you feel with your accommodation?

0

33. Thinking about the accommodation you get for it, DMR Rent Free ... 1
would you say that your present rent is:

Very high for what you get ... 1
Rather high 2
About right 3
Rather low 4
Very low for what you get? ... 5

GO TO Q34

16

SECTION II

34. Which of the different kinds of repair on this unit are your responsibility?

(ENTER ANSWERS BELOW)

FOR ANY WHICH ARE LANDLORD'S RESPONSIBILITY

a. Do you in fact have any repairs of this sort done to your present unit?

then get the landlord to do the? (ENTER ANSWERS BELOW)

Type of Repair	Landlord's Responsibility	Tenant's Responsibility	Other Person (SPECIFY)	(4)	
				REPAIRS MADE	REPAIRS NOT MADE
1. Structural and external repairs such as roof, pipes, drains and outside painting	1	2	3	1	2
2. Repairs to water, gas and electricity supply, heating and water heating	1	2	3	1	2
3. Internal decoration	1	2	3	1	2
4. Other non-structural repairs such as re-carpeting, re-painting, re-plastering, re-laminate, re-flooring, re-door handles	1	2	3	1	2

35. Would you be as all interested in taking over the unit if you were to own it?

Yes ... 1
No ... 2

1. Depends/Other (SPECIFY) 3

.....

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36 Have you ever thought of applying for a Rent Allowance?

Yes ... 1
No ... 2

ASK (a)
GO TO Q39

a. Did you make any enquiries about Rent Allowances?

Yes ... 1
No ... 2

ASK (1)(4)(1)
GO TO Q39

(1) Who did you ask about them?

(11) What happened?

39 Do you think that you would be eligible for a Rent Allowance in your present circumstances?

Yes ... 1
No ... 2
Don't know 3

SEE Q40
ASK (a)

a. What do you think makes (might make) you ineligible?

0

36 How did you find this accommodation in the first place? Did you hear about it from someone you knew or through an agency or advertisement or in some other way?

From someone he/she knew ... 1

Through agency/advertisement ... 2

Through present job (12(a) Code 11... (SPECIFY) ... 3

Other (SPECIFY) ... 4

.....

IF RECEIVED RENT ALLOWANCE (Q37, Code 11), GO TO Q41 OTHERWISE GO TO Q40

INTERVIEW SUBJECT OF RENT ALLOWANCES

37 Have you ever applied for a Rent Allowance?

Yes ... 1
No ... 2

GO TO Q39
ASK (a)

a. Had you heard of Rent Allowances before I mentioned them?

Yes ... 1
No ... 2
Other (SPECIFY) 3

ASK (1)(4)(1)
GO TO Q39

(1) What kind of people do you think are eligible for Rent Allowances?

(11) Where do you think you would have to apply for a Rent Allowance?

0

20

IF YOU HAVE APPLIED FOR HUNT ALLOWANCE (Q43, Code 1), GO TO Q44

IF YOU HAVE NOT APPLIED FOR HUNT ALLOWANCE, GO TO Q45

IF YOU HAVE APPLIED FOR HUNT ALLOWANCE (Q43, Code 1), GO TO Q44

IF YOU HAVE NOT APPLIED FOR HUNT ALLOWANCE, GO TO Q45

44 How is it that you are not getting a Hunt Allowance now?

200 Hunt firm 1 GO TO Q45

0

45 Has there any circumstance under which you think that you might apply for a Hunt Allowance (again)?

Yes ... 1 Ask (a)
No ... 2
Don't know ... 3
Other (SPECIFY) 4
.....
.....

(a) What circumstance?

0

0

21

IF YOU HAVE APPLIED FOR HUNT ALLOWANCE (Q43, Code 1), GO TO Q44

IF YOU HAVE NOT APPLIED FOR HUNT ALLOWANCE, GO TO Q45

IF YOU HAVE APPLIED FOR HUNT ALLOWANCE (Q43, Code 1), GO TO Q44

IF YOU HAVE NOT APPLIED FOR HUNT ALLOWANCE, GO TO Q45

46 Did you apply just once or more than once?

Once 1
More than once .. 2

0

GO TO Q45

IF YOU HAVE APPLIED FOR HUNT ALLOWANCE

47 Did you apply just once or more than once?

Once 1
More than once .. 2

NUMBER OF TIMES

48 What year did you (last) apply?

YES - 19
Don't know 1

49 (Last time you applied) Did you get a Hunt Allowance or not?

Yes ... 1 Go to Q44
No ... 2 Ask (a)

a. What were the reasons for that?

0

GO TO Q45

FROM LEAFLET

IF INFORMANT THINKS HE WOULD BE ELIGIBLE FOR A BENT ALLOWANCE, HE SHOULD BE ASKED THE FOLLOWING QUESTIONS:

1. DOES HE HAVE A BENT ALLOWANCE? IF YES, HOW MUCH? IF NO, DOES HE WANT IT OR IS HE NOT INTERESTED?

46. This leaflet tells you about Bent Allowances. (You may have seen one before but) Will you please look at this table which shows what Bent Allowances you can get in Bent Allowance according to their circumstances.

(a) Now that you have had a look at the leaflet, how do you feel about applying for a Bent Allowance, do you think that you

0 RUSHING PROOF

Will apply

1 Go to Q47

2 Ask (1)

3 Go to (11)

May decide to apply ...

Will not apply?

(b) Now that you have had a look at the leaflet, how do you feel about applying for a Bent Allowance if you ever become eligible? If you still become eligible, do you think that you

0 RUSHING PROOF

Would apply

1 Go to Q47

2 Ask (1)

3 Go to (11)

Might decide to apply ...

Would not apply?

(1) What will/would it depend on?

0

(11) Why will/would you not apply?

0

47 REFER TO 1/1 BOX AND 2/6 ACCOMMODATION BOX AND CODE BELOW:

No boards or sub-tenant 1 Go to Q53
Part of 1/1 accommodation let to sub-tenant(s) 2 Ask Qs 48-50
Boarder(s) in 1/1 3 Go to Q51

ENTER PERSON NO(S)

IF DATE OF ACCOMMODATION LET TO SUB-tenant(s) IS:

48 You said that you sub-let part of your 1/1 accommodation to sub-tenant(s). How much is his/her (child) rent altogether?

AMOUNT

49 How long a period does this cover?

1 week

4 weeks

1 calendar month

1 quarter (3 months)

1 year

Other (SPECIFY)

.....

.....

.....

.....

.....

.....

INCOME

SEEK 21.1: PROPERTY SCOUTERS

186 *Journal of Management Education* 36(2)

ack question 5-14 for reformant and specie

[illegible]

INTRODUCE CHANGE OF SUBJECT

2.4. *Customer cost* (C) The *WOM* score

OCCUPATION OF TENANT
(Fill out only if rented)

OR UNEMPLOYED)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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[illegible]

[illegible]

92TAPZ BACK CARD C

IF HOUSEHOLD INCLUDES PEOPLE OTHER THAN TENANT AND SPOUSE

DNA = No one but Tenant's (and spouse) in household

A	Go to Q64
---	-----------

65 Does anyone else in your household
apart from yourself/your (spouse)
receive any of the following:

IF YES		IF NO		IF YES		IF NO	
Supplementary benefit	Yes ... 1	No ... 2	Yes ... 1	No ... 2	Yes ... 1	No ... 2	Over £1,200 ... 1
INCLUSIVE SUPPLEMENTARY PENSION							Under £1,200 ... 2
IF Retirement pension	Yes ... 1	No ... 2	Yes ... 1	No ... 2	Yes ... 1	No ... 2	
Old Age pension							
Retirement award	Yes ... 1	No ... 2	Yes ... 1	No ... 2	Yes ... 1	No ... 2	
or grant							

ASK ALL PRIVATE RENTERS FOR AND Q20

69 We are hoping to call back at the addresses we have visited in the past few months to see if we can get more information about the situation in Chicago. We shall be very glad of your help if we call on you again.

INTERVIEWER CODE

No objection raised 1
Objection raised 2

To be taken earlier about rent and rates
Details with Rent Officers and District Valuers,
so we will be showing the list of names
to the interviewers. No that
they can look up the information. People's names
will be included in the list if your
address is included in the list?

INTERVIEWER CODE

No objection raised 1
Objection raised 1

NUMBER OF INTERVIEW

Months
Years

NUMBER OF CALLS MADE TO ACHIEVE INTERVIEW

TO ALL

66 We visited at the beginning) We are calling at addresses we have visited in the past few months to see if we can get more information about the situation in Chicago. We shall be very glad of your help if we call on you again.

67 Has anyone in your household been interviewed about the housing situation in Chicago?

Yes 1
No 2
Don't know 3

ASK IF OWNER-OCUPIER OR COUNCIL TENANT

OWN - Informant is private renter

Yes (specify) 1
No 2
Don't know 3

68 (a) Have you let or sub-let your accommodation or any part of it since last September?

Yes (specify) 1
No 2
Don't know 3

(b) When did you become an owner-occupier/council tenant at this address [a]?

DATE
Month
Year
see (c)

IF AFTER SEPTEMBER 1977, Others go to Q69
(c) Have you let or sub-let this accommodation or any part of it privately rented immediately before you became an owner-occupier/council tenant at this address [a]?

Yes (specify) 1
No 2
Don't know 3



PRIVATELY OWNED ACCOMMODATION
Record of Rent Registration

PAGE A

Interviewee's NAMENumber

1. Address Serial Number
and Description Rating Keys:
..... Simple Issue Number:
..... Household Number:
.....
.....
.....

Day	Mo	Year

2. Date of interview with Tenant
3. Date of search of Rent Register
4. Landlord is Housing Association See Rent Register Sheet 2
Landlord is NOT Housing Association See Rent Register Sheet 1

5. Rent Register Entry found on Sheet 1 Go to
Rent Register Entry found on Sheet 2 (Housing Association) Part 8
No Rent Register Entry found 3
No search possible because Rent Officer required objector's address Go to Part D

PAGE B - CURRENT REGISTRATION

If landlord is Housing Association go to 7, P.3
If landlord is NOT Housing Association complete 6 then go to PAGE C.

6. LANDLORD IS NOT HOUSING ASSOCIATION: SHEET 1

a)

PERMITS	Address and Description	Rating Key: 1 2 3 4 5 6 7 8
RENTAL	Tenant's name (and address if different from sheet)	
	Landlord's name and address	
RENT	RENT: Registered Ground Rent: Ground Rent	Rating Key: 1 2 3 4 5 6 7 8
	Rating Key: 1 2 3 4 5 6 7 8	
	Rating Key: 1 2 3 4 5 6 7 8	

b)

Agreement recorded in Rent Register	Agreement recorded in Rent Register	Confirmation of new landlord as Rent Register
Agreement recorded in Rent Register	Agreement recorded in Rent Register	Confirmation of new landlord as Rent Register
Agreement recorded in Rent Register	Agreement recorded in Rent Register	Confirmation of new landlord as Rent Register

c)

RENT ASSESSMENT COMMITTEE DECISION	RENT ASSESSMENT COMMITTEE DECISION
RENT ASSESSMENT COMMITTEE DECISION	RENT ASSESSMENT COMMITTEE DECISION
RENT ASSESSMENT COMMITTEE DECISION	RENT ASSESSMENT COMMITTEE DECISION

Rent Assessment Committee Section is blank

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PAGE C - PREVIOUS JOHN FAVALE

(Complete unless most recent registration confirmation/denomination occurred more than 2 years preceding interview of inmate)

AND _____

If landlord is NOT Housing Association) _____

Housing association was more than 2 _____
years prior to registration of landlord is _____
Housing association _____
could get information because of need to disclose objector's address _____

X	Go to Part A
1	Below

DATE	2 weeks	1	DMS, Next recent registration was before interview X	No. by Part D
DATE	4 weeks	2		
DATE	calendar month	3		
DATE	year	4		
DATE	Other (Specify)	5		
DATE		6		

Amount of previous rent due to
 furniture and/or services not
 covered by the tenancy for the
 purpose.

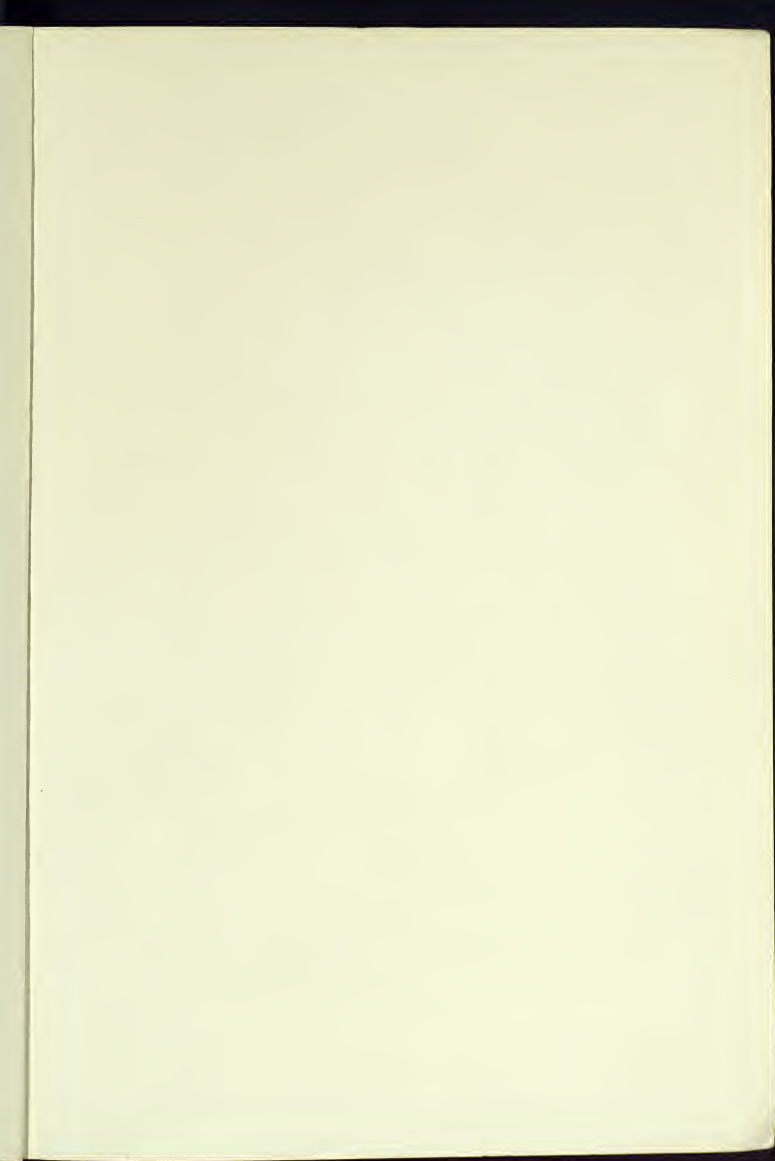
PURPOSES.

PART 13 - COMPLETE AT DISTRICT VALUERS OFFICE

10 1972 Retable Value

£ P

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